

TITUSVILLE – COCOA AIRPORT AUTHORITY

The Regular Meeting of the Titusville - Cocoa Airport Authority was held on March 17, 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; Mr. Milo Zonka, Treasurer; Ms. Patricia Patch; Dr. Wasim Niazi; Dr. David Hosley; 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. Stalrit made a motion to approve the Agenda as presented. Mr. Carswell 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. February 18, 2016 – Regular Meeting**

Mr. Sansom called for a motion. 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 and Consideration of a Space Use Permit for PRIVATEER at Space Coast Regional Airport**

Mr. Powell gave a brief overview of the item, stating that Building 52 on the West side of Space Coast Regional Airport was currently unoccupied and Mr. Meekins from PRIVATEER, wanted to lease it temporarily. Mr. Powell explained that the

building was in bad condition, but Mr. Meekins just needed a place to park his aircraft. Dr. Niazi stated that he was worried about the liability. Mr. Powell stated that the tenant would have insurance naming the Airport Authority as additionally insured. Mr. Pickles explained that there was a clause in the lease stating that the Airport Authority was covered by Sovereign Immunity. Mr. Sansom asked to put language in the lease stating that the tenant was parking there at their own risk. Discussion continued.

Mr. Zonka asked if the project would be completed by the end of the three months that Mr. Meekins was requesting. Mr. Sansom asked if there was an issue with repeated extensions. Mr. Powell stated that it should not be an issue. Mr. Stalrit stated that there was a six month provision. Discussion continued.

Mr. Stalrit asked Mr. Pickles how the Airport Authority could be protected. Mr. Pickles stated that the insurance provision would protect the Airport Authority. Discussion continued.

Mr. Sansom suggested that the engineers do a walk through on the building to make sure there weren't any issues. Dr. Niazi was concerned that the cost to have the engineers look at the building would be more than the revenue. Mr. Sansom stated that the engineers had to look at the building anyway.

Mr. Sansom called for a motion. Dr. Hosley made a motion to approve the item as amended, with the language being added on liability. Mr. Zonka seconded. All voted aye except Mr. Carswell and Dr. Niazi who voted nay. The motion passed.

Item B – 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 935879 in the amount of \$52,942.39 from Michael Baker, which was for the RSA Compliance & Shoreline Stabilization Project at the Merritt Island Airport.

Mr. McDaniel presented Pay Application 5A in the amount of \$88,801.20 and Pay Application 5B in the amount of \$304,527.60, both from GLF Construction, which were for the East Apron and Construction Project at Space Coast Regional Airport. Mr. McDaniel explained that the two invoices were originally one pay application, which was submitted to the Board on March 19, 2015, but there had been a pending settlement agreement with FDOT for about a year and in an effort to reduce the settlement agreement and receive the grant reimbursement, the pay application was split into A & B. Dr. Niazi asked if the Airport Authority had already paid the contractor. Mr. Powell stated that they had.

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 the Annual Airshow at Space Coast Regional Airport was exceptional this year, and thanked Staff for their hard work. Mr. Powell stated that there had been a minor incident with a jet truck catching fire, and ARFF had responded.

Mr. Powell reported that Staff was preparing for the Part 139 Inspection at Space Coast Regional Airport, and that the airfield looked immaculate.

Mr. Sansom asked what the status was on the new hangar building at Space Coast Regional Airport. Mr. Powell stated that there was going to be a foam drop that day at 2:00 pm, and that the Certificate of Occupancy should be received the following week. Mr. Sansom asked who would occupy the building. Mr. Powell stated that Mr. McCourt from NASS had asked him to send the lease. Mr. Powell also explained that NASS does not want to occupy the building until the old hangar was torn down. Mr. Stalrit asked if since the demolition had gone out to bid and both bids had come back higher than the estimate, would Staff solicit more bids. Mr. Powell stated that they were going to see if FDOT would support the higher numbers. Discussion continued.

Dr. Hosley asked Mr. Powell what the numbers for the Airshow were. Mr. Powell stated that he did not have the numbers yet. Dr. Hosley stated that there was a huge crowd on Saturday. Mr. Powell stated that Mr. Lloyd Morris, the commander at the Valiant Air Command, had given his resignation. Discussion continued.

Mr. Powell concluded his report.

Attorney Report

Mr. Pickles gave an update on the Welsh Contract, which was the RSA Project at Merritt Island Airport, stating that their attorney wanted to speak before the Airport Authority Board, likely at the April Regular Board Meeting, regarding their position on the roughly \$300,000 delta on the contract. Mr. Pickles stated that there would be a backlog that would have to be addressed at some point, but he and Staff were comfortable in their position at this point. Mr. Pickles stated that he had invited Welsh's attorney to speak at the current meeting, but hopefully he would be able to come next month.

Mr. Sansom asked Mr. Aaron McDaniel to update the Board on where the RSA Project was currently. Mr. McDaniel stated that the contractor had all the articulated concrete block in place and the final pouring of grout through the joints and pouring of the footing at the top of the articulated concrete block would be finished next week. Mr. McDaniel stated that the contractor would then do final grading, clean the site and address the grass area for final inspection. Mr. McDaniel stated that they did still have some runway rejuvenation to do finish up, adding that there would have to be a couple of runway shutdowns in order to make that work happen. Mr. McDaniel stated that he estimated approximately two months until completion.

Mr. Stalrit asked about the dip in the runway. Mr. McDaniel stated that Mr. Powell had executed an amendment for testing and surveyors would probably be out next week and a report would be ready for the next board meeting.

Mr. Pickles stated that the legal argument would not hold up the work on the project. Discussion continued.

Mr. McDaniel stated that he felt full use of the runway would happen in three weeks. Mr. McDaniel stated that they would need to hold a meeting with the tenants at the Merritt Island Airport to decide about the runway closings. Mr. McDaniel stated that the runway would have to be shut down for some periods, and that ultimately there were four-24 hour periods of work to be done. Mr. McDaniel stated that the contractor gave Staff three options, one being they do three-32 hour closures of the runway, which would be separated by a period of three to seven days in between. Mr. McDaniel stated that another option would be to try to do most of the work at night which would take two weeks. Mr. McDaniel added that they would use a water blaster to take off the old striping and they would have to wait 12 hours for it to dry. Mr. McDaniel stated that the recommended option would be to shut the runway down for one night, and then the following night shut it down and then continue to keep it shut down for three days, which would give the best product and the contractor would be able to come in, get it done and then leave. Mr. Sansom stated that Staff and Mr. McDaniel should work with the tenants and then together decide on the best course of action. Discussion continued.

Mr. Pickles concluded his report.

Check Register & Budget to Actual

Mr. Powell stated that the report was provided and answer any questions.

Administration & Project Reports

Mr. Powell stated that the reports were not provided, but nothing was really happening at the moment. Mr. Powell stated that Staff was getting ready to get

going on the Safety and Security Project at Merritt Island Airport, adding that a waterline would need to be put in on the Northwest side of the airport in order for all development to take place. Discussion continued.

Mr. Powell stated that Staff had talked to the County to see if they could work with the Airport Authority to help pipe in the ditch to allow better access. Mr. Powell stated that the County didn't have any money right now, but they were supportive of whatever the Airport Authority wanted to do in that regard. Discussion continued.

Dr. Niazi asked for a timeline on the Northwest facelift of Merritt Island Airport. Mr. Powell stated that the first phase, which the retention pond and the water line, was in the waiting process of having it approved by FDOT. Mr. Powell stated that Staff would look to start soon. Discussion continued.

Dr. Hosley stated that the Director of Kennedy Space Center, Robert Cabana, was really promoting commercialization of spaceports right now, and asked Mr. Powell if anyone from NASA had gotten in touch with him. Mr. Powell stated that he attended a round table, and they did talk about some companies that weren't quite ready to come to Kennedy Space Center, so Mr. Powell thought Space Coast Regional Airport could be an incubator for those types of businesses. Discussion continued.

Authority Members Report

Mr. Carswell asked for an update on the dip in the runway at Merritt Island Airport. Mr. Powell stated that they would have to do the testing and survey, and then Staff and the engineers would be able to determine what to do.

Mr. Zonka stated that he would like to have a conversation, perhaps at the next Board meeting, regarding special buildings vs. partnerships. Mr. Zonka explained that the Airport Authority should really set some ground rules on how to handle that type of situation in the future. Mr. Sansom asked Mr. Zonka to put his thoughts into writing and give them to Mr. Powell, so the discussion for the meeting could be properly framed. Discussion continued.

Mr. Zonka stated that the Airport Authority should review the Airport Master Plans, and may want to update the Capital Improvement Programs for each airport. Mr. Zonka stated that the CIP could become the Master Plan Amendment, which could become the JACIP, which was the boundary for the work program. Mr. Zonka stated that there needed to be a basis somewhere and the Airport Authority needed to talk about it so that a plan could be established, which would support the ability to ask for more funding and communicate with the public.

Dr. Hosley asked Mr. Mark Grainger from Florida Biplanes to talk about how his business was going. Mr. Grainger commended the Airport Authority for being so

professional and for the support they had given him. Mr. Grainger discussed his business, stating that he had some frustration getting his second biplane in service. Mr. Grainger stated that the response he has gotten at Space Coast Regional Airport was tremendous and that he was getting about six to eight flights when the plane was there. Mr. Grainger introduced Mr. David Herlong, who would be partnering with him to see if they could help expedite some of the development at Merritt Island Airport on the North West side. Discussion continued.

Mr. Zonka stated that perhaps there should be some way-finding signs put up at Merritt Island Airport to help people find the businesses there. Mr. Grainger stated that the County really wanted to clean up the industrial area between Route 520 and the Merritt Island Airport and had discussed putting up signs. Mr. Grainger stated that he would like to see the North entrance of the airport have just as much importance as the South end. Discussion continued.

Dr. Hosley stated that the Airport Authority Maintenance Crew was doing an outstanding job.

Mr. Stalrit stated that he had spoken with Mr. Eric Nelson from Precision Exotics, and that he was very happy with his experience at the Space Coast Regional Airport and with the Airport Authority. Mr. Stalrit added that Mr. Nelson was very complimentary of Staff. Discussion continued.

Mr. Stalrit stated that he and Staff did a walk down of the West Apron at Space Coast Regional Airport with an Airforce customer, and the biggest thing was where Center Lane turns right onto Perimeter Road, and the potential for their trailer to make that turn. Mr. Stalrit stated that they were currently doing a "paper doll" survey to see if the trailer and the existing roadway would work for them. Discussion continued.

Dr. Niazi exited the meeting at 9:30 a.m.

Mr. Carsten Peterson from Space Coast Jet Center at Space Coast Regional Airport, stated that Lockheed Martin and other companies wanted to bring C-17s to Space Coast Regional Airport, and he also had contact with the Airforce asking him about how they would handle the fueling. Discussion continued.

Mr. Sansom stated that there was currently a legislative effort to create a special aviation group fund. Mr. Sansom also stated that there was a last minute flurry to exempt private helicopters on property for non-commercial use, but the amendment died. Mr. Sansom stated that the budget hadn't officially gone to the Governor yet, and that Brevard County did very well in the budget. Mr. Sansom stated that there would be no additional legislative activity before the November election.

Public & Tenants Report

Mr. Don White from Merritt Island Airport reported that the Young Eagles event was taking place on Saturday, and that they were expecting a lot of people.

Mr. Tony Yacono from Merritt Island Airport stated that the airport looked great.

Adjournment

Mr. Sansom adjourned the meeting at 9:56 a.m.

JERRY SANSOM, CHAIRMAN

HARRY CARSWELL, SECRETARY