

**TITUSVILLE – COCOA AIRPORT AUTHORITY**

The Regular Meeting of the Titusville - Cocoa Airport Authority was held on February 21, 2008 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; Ms. Patricia Patch, Vice Chair/Treasurer; Mr. Ken Rivard, Secretary; Ms. Veronica Clifford; Mr. Ken Griffin; Dr. Wasim Niazi; Dr. David L. Hosley; Mr. Michael D. Powell, C.M., ACE, Executive Director; 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 queried the Board to establish if anyone wanted to make changes to the Agenda. Mr. Powell asked for consideration to add New Business – Agenda Item E, stating that it was discussion of a ground lease for Todd Aeromotive at the Merritt Island Airport. Mr. Sansom suggested taking it up at the next Regular Board Meeting. The Board concurred.

Ms. Patch made a motion to approve the Agenda as presented. Mr. Griffin seconded. Mr. Sansom called the question. All voted aye. Motion passed.

**Approval of the Titusville – Cocoa Airport Authority Minutes**

Mr. Sansom called for the approval of the January 17, 2008 Regular Board Meeting minutes. Mr. Griffin made a motion to accept the minutes as presented. Dr. Hosley seconded. There were no objections to the motion. Motion passed.

**Consent Agenda****Item A – Five Year Lease Extension at Arthur Dunn Airpark for Brevard County Parks and Recreation Department**

Mr. Sansom called for a motion to approve the Consent Agenda. Mr. Rivard made a motion to approve. Mr. Griffin seconded. There were no objections to the motion. Motion passed.

**Old Business****Update and Discussion on the Corporate Terminal Project at Space Coast Regional Airport**

Mr. Powell gave a brief description and overview of the item, stating that the Inspector General's Office was still investigating the Corporate Terminal issue. Mr. Powell stated that Staff had brought up an alternative plan that could be funded by the USDA Grant that was still in place.

Mr. Mark Jansen of the LPA Group gave a brief description of the alternative project. Discussion ensued.

Dr. Hosley made a motion to accept the proposal. Mr. Griffin seconded. Discussion ensued amongst the Board.

Mr. Rivard stated that the Airport Authority should move to get any money back from Haskell that was due to them. Mr. Powell stated that Staff had already been working on that issue with Legal. Discussion continued.

Mr. Sansom called the question. All voted aye. Motion passed unanimously.

### **New Business**

#### **Item A – Discussion and Consideration of the Annual Audit Performed by Davies, Houser & Secrest**

Mr. Powell gave a brief introduction and turned the floor over to Mr. Steve Ellis of Davies, Houser & Secrest. Mr. Ellis gave a summary of the audit followed by questions by the Board members. Discussion ensued amongst the Board.

Mr. Griffin made a motion to accept the audit as presented. Ms. Patch seconded. There were no objections to the motion. Motion passed.

#### **Item B – Discussion and Consideration of the Five Year Appraisal Conducted by Slack, Johnston & Magenheimer to set Fair Market Value**

Mr. Powell gave a brief overview of the item. Mr. Sansom suggested that the issue be tabled until the next Regular Board Meeting. Discussion ensued amongst the Board.

Ms. Clifford made a motion to table the item. Mr. Rivard seconded. All voted aye. Motion passed.

#### **Item C – Discussion and Consideration of a New Lease for Airscan, Inc. at Space Coast Regional Airport**

Mr. Powell gave a brief overview of the item, stating that in the proposal, Space Coast Jet Center wanted to keep the restaurant, Building 27 and some of the apron. Discussion ensued amongst the Board.

Ms. Clifford made a motion to approve the lease if minimum standards were met. Mr. Griffin seconded. Discussion continued.

Mr. Tom Fotopulos, the CEO of Airscan, Inc., presented a description of the business and explained what they were going to do. Mr. Fotopulos stated that he wanted to make sure Space Coast Jet Center retained enough hangar space to meet the Minimum Standards. Discussion continued amongst the Board.

Mr. Sansom called the question. All voted aye. Motion passed unanimously.

Mr. Sansom called a five minute recess.

**Item D- Discussion and Consideration of a New Lease for Island Holdings, Inc./Pinetree Holdings of Kism, Inc. at Merritt Island Airport**

Mr. Sansom called the meeting back to order.

Mr. Powell gave a brief overview of the item, stating that Island Holdings would operate a Part 141 flight school, operate the FBO, and also wanted to operate the proposed self-serve fueling facility. Mr. Powell stated that Staff had come up with a new lease and also negotiated a fuel flowage fee for the Airport Authority.

Mr. Pickles explained that the lease was not a straight assignment because the tenant was requesting additions. Mr. Pickles stated that if the Board chose not to approve the assignment they would have to have reasonable grounds. Mr. Pickles also explained that from a business standpoint, the assignment with additions was better than the straight assignment because the Authority would be getting fuel flowage. Discussion ensued amongst the Board.

Mr. Rivard commented that he felt Island Holdings should be paying more and that if they brought in more than ten aircraft there would be a safety issue. Ms. Clifford stated that if there was a safety issue, Mr. Powell would have brought that issue to the Board. Ms. Clifford also stated that the Authority was obligated to extend the lease unless the tenant did something wrong. Discussion continued amongst the Board.

Mr. Sansom opened the floor to the public. Mr. Scott Haun from Voyager Aviation stated that he felt the fuel flowage fee would end up coming out his pocket and that Island Holdings would end up having a monopoly. Mr. Haun discussed past FBOs and their lack of service. Ms. Patty Best from Voyager Aviation stated that she was concerned about safety issues as well. Mr. Ron Lueck from Comp Air and Mr. Tony Yacono also discussed safety issues. Discussion continued.

Mr. Deric Dymerski from Atlas Aviation commented on some of the tenants concerns and stated that Atlas Aviation owned the current lease and a sale of assets agreement was already in place. Mr. Rivard asked what would happen with Baer Air, which was currently subleasing from Atlas. Mr. Dymerski stated that it would

be between Baer Air and the new tenant. Mr. Pickles confirmed that the assignment would go to the new tenant.

Mr. Mark Issot of Island Holdings stated that they would not bring in a huge operation such as the one they had in Kissimmee. Mr. Issot also stated that Island Holdings was going to bring in newer aircraft and could make an arrangement with Voyager Aviation for fuel availability. Mr. Issot stated that he felt it would be a good balance. Discussion continued.

Ms. Clifford made a motion to accept Staff's recommendation. Ms. Patch seconded. Discussion continued.

Mr. Sansom called the question. Ms. Clifford, Dr. Hosley, Ms. Patch and Mr. Sansom voted aye. Mr. Rivard, Dr. Niazi and Mr. Griffin voted nay. Motion passed.

## **Information Section**

### **Executive Director Report**

Mr. Powell reported that the Fourth of July celebration that was going to be held at the Space Coast Regional Airport had been named "Red, White & Boom Over North Brevard".

Mr. Powell reported that the East Apron Rehabilitation Project at the Space Coast Regional Airport had gone out for bid and that the bid opening would be held on March 4, 2008. Mr. Powell stated that Staff expected the project to be finished by the end of June, 2008.

Mr. Powell reported that Staff had a meeting with the FAA regarding the Master Plan Update at the Merritt Island Airport. Mr. Powell stated that Staff would be forming a Technical Advisory Committee and to save on costs the meetings would be held at Regular Board meetings, but would be advertised separately.

Mr. Powell reported that the Airport Authority was able to get some additional funds back from the SBA with no additional penalties. Discussion ensued amongst the Board.

Mr. Powell concluded his report.

### **Attorney Report - None**

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

Mr. Powell reported that everything was in line.

**Administration & Project Report - None****Authority Members Report**

Dr. Hosley announced a Commercial Launch Site meeting that was going to be held at the City of Titusville Building on February 25, 2008.

Mr. Sansom commented that legislation was in the works which would mandate that special districts provide a report to the body that created them. Mr. Sansom stated that the first special districts in line for this legislation were aviation related districts.

**Public and Tenants Report**

Mr. Tony Yacono announced that the next Young Eagles event was coming up in May. Mr. Yacono also thanked Atlas Aviation for everything they had done at the Merritt Island Airport.

**Adjournment**

Mr. Sansom asked for a motion to adjourn. Ms. Clifford made a motion to adjourn the meeting. All voted aye. Meeting was adjourned.

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JERRY SANSOM, CHAIRMAN

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KEN RIVARD, SECRETARY