

TITUSVILLE – COCOA AIRPORT AUTHORITY

The Regular Meeting of the Titusville - Cocoa Airport Authority was held on June 19, 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; 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. Mr. Ken Rivard, Secretary, was 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 requests to amend the Agenda. Seeing none, Mr. Sansom called for a motion to approve the Agenda. Ms. Clifford made a motion to approve the Agenda, as presented. Ms. Patch seconded. Mr. Sansom called the question. There were no objections to the motion. Motion passed.

Approval of the Titusville-Cocoa Airport Authority Minutes

Mr. Sansom requested that the Approval of the Minutes be included in the Consent Agenda in the future. The Board concurred. Mr. Sansom asked for approval of the May 15, 2008 Regular Meeting Minutes and the May 28, 2008 Special Meeting Minutes. Ms. Clifford made a motion to approve the minutes as presented. Dr. Hosley seconded. Mr. Sansom called the question. There were no objections to the motion. Motion passed.

Consent Agenda**Item A – Consideration & Approval of the Space Coast Jet Center, Inc. – Debenair Aviation Services, Inc. Sub Lease Agreement**

Mr. Sansom called for a motion to approve the Consent Agenda. Ms. Patch made a motion for approval. Ms. Clifford seconded. There were no objections to the motion. Motion Passed.

Old Business**Item A – Discussion & Consideration of the Proposed 2008-2009 Fiscal Year Budget**

Mr. Powell gave a brief overview of the item and recommended that the Board approve the proposed budget. Mr. Sansom stated that a Budget Workshop was held

at the last Regular Meeting and asked the Board if anyone had questions. Mr. Sansom also mentioned that the only change made to the budget was the switch of property insurance to Brown & Brown.

Dr. Hosley asked about the addition of a new line item for local non-profit organizations. Mr. Powell explained that it could be added for the possibility of the Airport Authority considering assisting non-profits, and if the Board was so inclined to make a slight modification, \$5,000 could be moved from the travel line item to be used for non-profits. Discussion continued amongst the Board.

Mr. Griffin made a motion to approve the budget as presented. Dr. Niazi seconded. Mr. Sansom called the question. All voted aye. Motion passed unanimously.

Information Section

Executive Director Report

Mr. Powell reported that the proposed Airport Administration Building at Space Coast Regional Airport had received a favorable recommendation for approval from the local USDA representative, who then forwarded his recommendation to the state office. Mr. Powell stated that the representative had emailed him and was expecting a response any day from the USDA State Office. Mr. Powell stated that as soon as Staff received word, everyone could proceed forward. Mr. Sansom asked the Board what they felt about making the groundbreaking of the building into a small media event. The Board agreed that it was a good idea. Dr. Hosley remarked that the current Administration Building was a real eyesore and the Authority needed to move forward with the new building.

Mr. Powell reported that t-hangar inspections had begun at Arthur Dunn Airpark. Mr. Powell stated that so far everything was going well and there were no major compliance issues and no major maintenance issues. Mr. Powell also stated that Staff had been very well received so far. Discussion continued amongst the Board.

Mr. Powell reported that Staff had employed the services of Storm Richards to do a Phase I Environmental on the proposed Gryphon Group site near the Space Coast Regional Airport. Mr. Powell stated that there was a slight issue with two Scrub Jays living in the four-hundred foot setback. Mr. Powell also reported that legal counsel and Staff drew up a letter of intent for the Gryphon Group and that the Gryphon Group hoped to start developing the property at the beginning of 2009.

Mr. Powell reported that an appraisal had been done in the industrial park to do a land swap with the EELs Group in order to remove the displaced threshold at the approach end of Runway 9 at the Space Coast Regional Airport. Mr. Powell stated that the appraisal had been submitted to the County and Staff was waiting for a response. Discussion continued amongst the Board.

Mr. Powell reported Staff was currently in negotiations with 4 Frontiers for a proposed ground lease on seventy acres of Airport Authority property near the Space Coast Regional Airport. Mr. Powell stated that 4 Frontiers wanted to build a full scale mock-up of a Mars Colonization. Mr. Sansom stated that if the Airport Authority entered into a favorable long term ground lease with 4 Frontiers and they weren't able to continue, he was concerned about them assigning the lease to another entity with a totally different purpose. Mr. Pickles, legal counsel, explained that all leases required Airport Authority approval and in that case Staff could put in additional language that specified the same use of the property for any speculative companies. Discussion continued.

Mr. Powell reported that the East Apron Rehabilitation Project at the Space Coast Regional Airport was going well and Phase One was finished. Mr. Powell added that core samples came up short, but the contractor would do an overlay which would be much nicer than originally planned. Mr. Powell stated that Phase Two should be complete in approximately two weeks.

Mr. Powell reported that Bristow Academy at the Space Coast Regional Airport was working with Embry-Riddle to get some of their accredited classes to come to the airport. Mr. Powell added that Bristow's lease would allow them to do that.

Mr. Powell reported that the Technical Advisory Committee for the Merritt Island Airport Master Plan Update was going to meet on Monday, June 23 to discuss Chapters One through Three.

Mr. Powell reported that a group called Sea-Away was developing property in the industrial park near the Space Coast Regional Airport and they wanted to erect satellite dish towers that could be up to sixty feet tall. Mr. Powell stated that Staff would meet with Sea-Away to discuss the issue. Discussion continued amongst the Board.

Mr. Powell reported that the Sculptor Charter School near the Space Coast Regional Airport was planning a renovation which presumably was not going to increase their footprint. Mr. Powell added that this was something Staff would keep an eye on.

Mr. Powell reported that Staff was working with Mr. Brian Pendleton of Airport Engineering Company on the fuel farm at Merritt Island Airport. Mr. Powell stated that if the grant funding didn't come through soon for that project, the Airport Authority may have to fully fund it themselves and it would cost somewhere between \$350,000 to \$400,000. Mr. Sansom asked why the Authority wouldn't get funding from FDOT. Mr. Powell stated it was because of the ongoing investigation into the Corporate Terminal Project at Space Coast Regional Airport. Mr. Pickles stated that it would be determined within the next couple of weeks whether or not criminal charges would be filed. Mr. Sansom asked if the Authority could get a waiver from the Department of Environmental Protection (DEP) on the deadline for the fuel tanks. Mr. Powell stated that he had been told no, that it was absolute. Mr.

Sansom and Dr. Niazi suggested that Mr. Powell write a letter to FDOT and DEP regarding the issue. Mr. Sansom suggested that the letter to FDOT include all of the information and history of the issue so far.

Mr. Powell reported that Staff had updated the Project Reports as requested by the Board at the last meeting. Discussion continued amongst the Board.

Mr. Powell concluded his report.

Attorney Report

Mr. Pickles updated the Board on the business interruption insurance issue with the County. Mr. Pickles stated that there was coverage, but the problem was lack of diligence on behalf of the County. Mr. Pickles stated that he had received a copy of a letter that the carrier had written to the County. Mr. Pickles suggested that he write a strongly worded letter indicating legal claims and lack of response from the County, followed by a meeting between himself, Airport Authority Staff, the County and the carrier. The Board concurred. Discussion continued.

Mr. Pickles concluded his report.

Check Register & Budget to Actual

Ms. Clifford inquired about Big Top Manufacturing. Mr. Powell responded that it was for a shelter for maintenance equipment. Ms. Clifford inquired about funds allocated to the LPA Group. Mr. Powell responded that it was for work completed on the Merritt Island Master Plan.

Administration & Project Reports

Mr. Powell stated there was nothing new to report.

Authority Members Report

Mr. Griffin asked about the Voyager Aviation buildings at Merritt Island Airport. Mr. Powell stated that Todd Aeromotive was no longer moving forward on their building, but Voyager Aviation stated that they would like to move forward with the building themselves. Mr. Powell stated that Staff would move ahead in working with Voyager Aviation.

Dr. Hosley mentioned that there was talk of Merritt Island High School establishing an Aviation Program with the Merritt Island Airport.

Mr. Sansom reminded the Board that four Board appointments were set to expire in July, and if any of these Board members wanted to continue their appointments, to please contact their appointer. Discussion continued.

Mr. Sansom commended Staff for doing a great job.

Public & Tenants Report

Ms. Bobbie Lasher reported that the Young Eagles Event which was held on May 17th was a success. Ms. Lasher stated that the pilots flew 170 young people and that the Civil Air Patrol marshaled the event. Ms. Lasher also mentioned that Florida Today published a very positive article about the event. Ms. Lasher announced that the next Young Eagles event would be November 1, 2008.

Adjournment

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

JERRY SANSOM, CHAIRMAN

KEN RIVARD, SECRETARY