

TITUSVILLE – COCOA AIRPORT AUTHORITY

The Regular Meeting of the Titusville - Cocoa Airport Authority was held on November 20, 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, Secretary; Mr. Ken Griffin; Dr. David L. Hosley; Dr. Wasim Niazi; Mr. Al Elebash; Mr. Michael D. Powell, C.M., ACE, Executive Director; Mr. Timothy Pickles, Esq., Airport Attorney.

Call to Order

Mr. Pickles swore in new Board Member, Mr. Elebash. Mr. Elebash introduced himself and gave a brief background to the Board.

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 for a change or addition to the Agenda. Seeing none, Mr. Sansom entertained a motion. Mr. Griffin made a motion to approve the Agenda, as presented. Ms. Patch seconded. There were no objections. Motion passed.

Appearances – None**Presentations****Item A – Mr. Nick Mayhew, General Manager of Bristow Academy at Space Coast Regional Airport**

Mr. Powell introduced Mr. Mayhew and gave a brief background to the Board. Mr. Mayhew, General Manager of Bristow Academy, presented the Board with a brief history and background of Bristow Academy accompanied by a Power Point Presentation outlining their expansion plans at Space Coast Regional Airport. Mr. Mayhew stated that Bristow Academy was happy to work in cooperation with the Gryphon Group, and move forward. Discussion ensued.

Mr. Powell stated that several groups had expressed their willingness to be of assistance to help Bristow Academy move forward with their expansion. Mr. Powell also stated that, as the Board had requested, Gryphon Group and Bristow Academy were in agreement, and Gryphon Group was comfortable with the amendment to the lease.

Mr. Alan Dillon from Bristow Academy stated that Bristow Academy did not want to interfere with Gryphon Group's Operations. Mr. Dillon also explained that

Bristow Academy staff had met with Mr. Michael Vaden, and both parties were in agreement. Mr. Sansom stated that he would like to add the approval of Gryphon Group's amendment to Old Business as Item C. The Board concurred. Discussion continued.

The presentation was concluded.

Consent Agenda

Item A – Approval of the Titusville – Cocoa Airport Authority Minutes for the October 16, 2008 Regular Meeting

Item B – Space Coast Aviation Sublease at COI to Lake Aircraft Services, LLC for 300 feet of Hangar Space and One Office

Item C – Space Coast Aviation Request to Install a Sliding Glass Door in Place of a Window on the Second Floor of the FBO Building at COI

Item D – New Resolutions Supporting Grants Associated with the New Airport Administration Building, the New Hangar at the Valiant Air Command and the New Fuel Farm at COI

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

Old Business

Item A – Discussion and Consideration of the Ground Lease for 4Frontiers/New Space Center, LLC near the Space Coast Regional Airport

Mr. Powell gave a brief background and overview of the item. Discussion ensued.

Mr. Sansom stated that he noticed the CPA firm, Davies Houser and Seacrest, had made a few recommendations on the financial background check. Mr. Powell replied that those recommendations had been worked out. Ms. Clifford asked if she could ask Mr. Mark Homnick from 4Frontiers a question. Mr. Sansom stated that she could when he opened the floor to the public. Discussion continued.

Mr. Griffin made a motion to approve the ground lease. Dr. Niazi seconded. Discussion continued amongst the Board.

Mr. Sansom opened the floor to the public. Ms. Clifford asked Mr. Homnick why the lease needed to be signed now. Mr. Homnick replied that in order for the project to get financing there must be a signed lease agreement and that it was a foundational element for the whole venture. Mr. Joe Palaia from 4Frontiers also

explained that in order to get permitting and zoning processes moving forward 4Frontiers would need access to the site. Discussion continued.

For the record, Dr. Hosley declared that he would abstain from voting. Mr. Sansom called the question. All voted aye. Motion passed.

Item B – Discussion and Consideration of the Waivers for Commercial Business at Merritt Island Airport for Aerial Sign North, Inc.

Mr. Powell gave a brief background of the item and asked that the Board approve the business terms. Mr. Powell stated that at the previous Regular Meeting the Board had approved the transfer from Airwords, Inc. to Aerial Sign North, Inc. Mr. Sansom stated that the Board would need to approve a formal waiver to allow Aerial Sign North to continue operating as Airwords has for years. Discussion continued amongst the Board.

Mr. Griffin made a motion to approve. Ms. Patch seconded. Discussion continued.

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

Item C – Discussion and Consideration for an Amendment to Gryphon Group Security Solution’s lease

Mr. Sansom called for a motion to approve the amendment as discussed. Ms. Patch made a motion to approve. Dr. Niazi seconded. Mr. Sansom called the question. There were no objections. Motion passed.

New Business

Item A – Discussion and Consideration of a Ground Lease for Voyager Aviation at Merritt Island Airport

Mr. Powell gave a brief overview of the item stating that Voyager Aviation wanted to expand to meet their maintenance needs. Mr. Powell read a letter from Mr. Randy Means of Voyager Aviation that explained Voyager Aviation’s great need for expansion and that they had the capital to build. Discussion ensued amongst the Board.

Mr. Griffin made a motion to approve. Dr. Niazi seconded. Discussion continued.

Ms. Clifford asked Mr. Powell to explain Voyager Aviation’s plans. Mr. Powell complied. Ms. Clifford asked Mr. Powell if he could bring a drawing of all project plans for the Merritt Island Airport to the next Regular Board Meeting. Mr. Powell stated that he would. Discussion continued.

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

Item B – Discussion and Selection of Board of Director Officers for 2009

Mr. Sansom stated that currently there was one officer vacancy on the Board, which was the Secretary, but all positions were up for re-election if the Board so wished. Mr. Sansom asked if anyone wanted to offer themselves up for a position. There was no reply. Mr. Sansom stated that he would be willing to stay on as Chairman if the Board so desired. Ms. Patch stated that she would be willing to stay on as Treasurer, but the Vice Chairman position could be up for nomination.

Ms. Clifford stated that she would be willing to serve as Secretary, but also requested that Ms. Patch remain on as Vice Chairman. Mr. Sansom asked if anyone wanted the Vice Chairman position. There was no reply. Ms. Clifford stated she felt Ms. Patch should remain as Vice Chairman. Mr. Sansom stated he was comfortable with that. The Board concurred.

Ms. Patch made a motion to nominate Ms. Clifford to serve as Secretary. Mr. Griffin seconded. There were no objections. Motion passed.

Ms. Patch made a motion that nominations close and that Ms. Clifford be elected Secretary by acclamation. Mr. Griffin seconded. There were no objections. Motion passed.

Mr. Griffin made a motion to re-elect the Chairman, the Vice Chairman and the Treasurer. Dr. Hosley seconded. There were no objections. Motion passed.

Information Section**Executive Director Report**

Mr. Powell discussed the EELs situation regarding the appraisals for property at Space Coast Regional Airport. Mr. Powell gave a brief history of the situation. Mr. Powell stated that Staff was working on a three way agreement or letter of intent between the three parties that the Airport Authority would like consideration from the Industrial Park Board and EELs that the Airport Authority purchase 52 acres for the appraised rate and the sale be contingent on EELs being able to purchase the 79.15 acres from the Industrial Park Board. Mr. Powell stated that it was the only thing that would make EELs comfortable enough that they could get bigger and better use based on the property they had identified. Mr. Powell stated that Staff had requested to have a meeting in front of the Industrial Park Board for their consideration. Mr. Powell requested that the Board allow Staff to compose a letter of intent that the Authority did plan on the acquisition so he would have something physical to bring to the Industrial Park Board stating that the Airport Authority Board was committed to this endeavor.

Mr. Griffin made a motion to allow Staff and legal counsel to draft a letter of intent. Dr. Niazi seconded. Discussion continued.

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

Mr. Powell reported that Staff was still working on the Shuttle Landing Facility issue at Kennedy Space Center and was proceeding forward to determine the best use for the facility. Mr. Powell stated that Staff was currently working on a drawing for the proposed development.

Mr. Powell reported that FDOT and the USDA were requesting additional information from the Airport Authority for the Administration Building at the Space Coast Regional Airport.

Mr. Powell concluded his report.

Attorney Report

Mr. Pickles reported that in the matter of the Brevard County insurance issue, council had been hired and there was going to be a meeting in December to discuss how it could be resolved. Mr. Pickles stated that the goal was to have a settlement offer on the table.

Mr. Pickles reported that in the Skydive Space Center pending lawsuit the Airport Authority had been dropped from the case.

Mr. Pickles concluded his report.

Check Register & Budget to Actual

Mr. Powell gave a brief overview on a couple of items and stated that everything was in line. Mr. Powell added that Staff had done a great job on the budget.

Administration & Project Reports

Mr. Powell reported that nothing had changed.

Authority Members Report

Ms. Clifford welcomed Mr. Elebash to the Board. Mr. Elebash stated that he was very happy to serve.

Mr. Sansom stated that he wasn't sure of the outlook from Tallahassee in relation to aviation; however, he did know that they were looking to cut some funding. Mr. Sansom added that the budget could be smaller, but there was still some money to spend. Mr. Sansom stated he was looking forward to being the Chairman for another year.

The Authority Members report was concluded.

Public & Tenants Report

Mr. Tony Yacono stated that he would like to have it added to Agenda that the CPI index be eliminated. Mr. Yacono also discussed radio communications at Merritt Island Airport. Mr. Yacono stated that the November 1, 2008 Young Eagles was very successful and that they were currently working on a spin-off program that would include scouting programs. Mr. Yacono announced that Toys for Tots would be held on December 6, 2008 and appealed to the Board and public to bring a toy to help meet their goal of 500 toys.

Mr. Sansom addressed Mr. Yacono's statement regarding CPI. Mr. Sansom asked if any of the Board members wanted to request to put that issue on the Agenda. Mr. Powell gave a brief history of the issue to Mr. Elebash explaining that the Board had voted not to apply rent increases based on the appraisal; however, everyone just recently agreed they would continue using CPI. Mr. Powell added that CPI rate was in line with what the County used. Discussion continued.

Mr. Griffin stated that it would be more appropriate to put the CPI issue on the Agenda in either March or April. Ms. Clifford stated that she felt it shouldn't be discussed again until the end of the fiscal year in September and the current rate should remain in place until then. Discussion continued amongst the Board.

Ms. Dawn Haun from Voyager Aviation thanked the Board for approving their land lease.

The Public & Tenants Report was concluded.

Adjournment

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

JERRY SANSOM, CHAIRMAN

VERONICA CLIFFORD, SECRETARY