

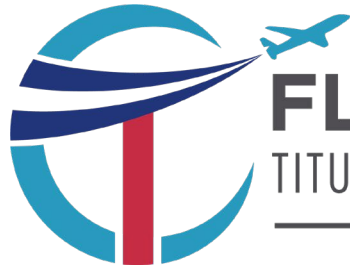


**FLY SPACE COAST**

TITUSVILLE-COCOA AIRPORT AUTHORITY

— TIX, COI, X21 —

**CALL TO ORDER**



**FLY SPACE COAST**

TITUSVILLE-COCOA AIRPORT AUTHORITY

— TIX, COI, X21 —

## **PLEDGE OF ALLEGIANCE**



**FLY SPACE COAST**

TITUSVILLE-COCOA AIRPORT AUTHORITY

— TIX, COI, X21 —

**ROLL CALL**



**FLY SPACE COAST**

TITUSVILLE-COCOA AIRPORT AUTHORITY

— TIX, COI, X21 —

## **APPROVAL OF AGENDA**

## AGENDA

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Approval of Agenda
- E. Approval of Minutes
  - a. April 16, 2026 – Regular Board Meeting Minutes
- F. Public Comment
- G. Action Item(s)

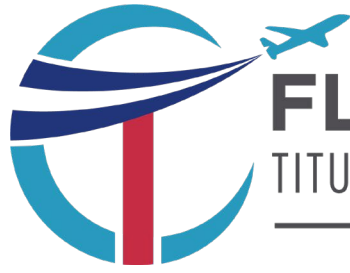
### **Grant Agreement**

- a. Approval: FDOT Contract #G2903 Amendment 4 (Period of Performance Extension) and associated resolution for the North Area Security and Infrastructure project at Merritt Island Airport.
- b. Approval: FDOT Contract #G2667 Amendment 2 (Period of Performance Extension) and associated resolution for the Fuel Farm Replacement project at Space Coast Regional Airport.
- c. Approval: FDOT Contract #G3001 Amendment 1 (Additional Funding) and associated resolution for the Fuel Farm Replacement project at Arthur Dunn Airpark.
- d. Approval: FDOT Contract #G3G96 Amendment 1 (Additional Funding) and associated resolution for the Taxiway A Rehabilitation project at Space Coast Regional Airport.

### **2026 Election of Officers**

- e. Airport Authority Board of Directors Officers Position (Treasurer)
- H. Discussion Item(s)
  - a. Acquisition of River Fly In Box Hangars at Merritt Island Airport.
- I. Staff Report(s)
  - a. Director of Airports Monthly Report
  - b. Deputy Director of Operations and Maintenance

- i. Capital Improvement Projects Update
- c. Report: Deputy Director of Finance & Administration
  - i. Check Register April 2026
  - ii. March 2026 Financial Statements
  - iii. April 2026 Financial Statements
- d. Reports: Authority Members
- e. Adjourn



**FLY SPACE COAST**

TITUSVILLE-COCOA AIRPORT AUTHORITY

— TIX, COI, X21 —

## **APPROVAL OF MINUTES**

**TITUSVILLE – COCOA AIRPORT AUTHORITY**

The Regular Meeting of the Titusville - Cocoa Authority was held on April 16, 2026, at 5 p.m., at the Titusville - Cocoa Airport Authority Office, 1 Bristow Way, Titusville, Florida. The following members were present: Mr. John Craig, Chairman; Mr. Brad Whitmore, Vice Chairman; Mr. Al Voss, Treasurer; Mr. Michael Gindling, Secretary; Mr. Ty Moore; Mr. Kevin Daugherty, AAE, Director of Airports; and Mr. Adam Bird, Attorney. Mr. Mark Grainger and Mr. Ken Ward were absent.

**Call to Order**

Mr. Craig called the meeting to order and determined a quorum was present.

**Pledge of Allegiance**

Members and attendees recited the Pledge of Allegiance.

**Approval of the Agenda**

Mr. Craig called for any changes or additions to the agenda. Mr. Daugherty requested the addition of Grant Agreement for Space Florida Amendment #1 (Period of Performance Extension) for the Challenger Avenue Extension at Space Coast Regional Airport. Mr. Daugherty also requested the postponement of the discussion item for the acquisition of the Riverside Fly In Box Hangars at Merritt Island Airport.

Mr. Craig called for a motion to approve the change of agenda as presented. Mr. Voss made a motion to approve, and Mr. Gindling seconded the motion. Motion passed.

**Approval of Meeting Minutes:****1. February 19, 2026 – Regular Meeting**

Mr. Craig called for a motion to approve February 19, 2026; meeting minutes as presented. Mr. Moore made a motion to approve. Mr. Voss seconded the motion. Motion passed.

**Public Comment**

Mr. Craig called for any comments or questions from the public.

Mr. Ott Thiele voiced his displeasure with the rates and his belief in incorrectly documented square footage on some t-hangars at the Arthur

Dunn Airpark. Mr. Ott Thiele also requested the price of T-hangars be made public on the Titusville-Cocoa Airport Authority website.

Mr. Danilo D’Innocenti requested the T-hangar wait list be placed on the Authority website for public to view.

Mr. Jason Yocom also stated his displeasure with the T-hangar rates at Arthur Dunn Airpark and would like an easier option to swap hangars for a lower rate.

Mr. Kevin Panik suggested that T-Hangar tenants go on the wait list for the option of transferring their current hangar when their name is next in line.

### **Correspondence to Note**

Mr. Daugherty shared the Letter of Appreciation received from the War Bird Museum regarding the team support for the past museum fundraiser. Mr. Daugherty shared correspondence from the EAA Chapter 866 regarding the outstanding work of employee, Chris Herlocker, at the Arthur Dunn Airpark.

### **Action Items**

#### **1. Grant Agreement**

##### **a. Approval of Space Florida Agreement Number C21927 Amendment 1 (Period of Performance Extension) for the Challenger Avenue Extension at Space Coast Regional Airport.**

Mr. Daugherty provided details regarding the Space Florida Grant Agreement Amendment 1 (Period of Performance Extension) for the Challenger Avenue Extension located at Space Coast Regional Airport and recommended approval from the Board.

Mr. Craig called for a motion to approve the Space Florida Grant Agreement Amendment 1 as presented by Mr. Daugherty. Mr. Gindling made a motion to approve. Mr. Voss seconded the motion. Motion passed.

##### **b. Approval of Space Florida Grant Agreement Number C23379 and associated resolution for the Space Coast Innovation Park Phase 1 Site Work at Space Coast Regional Airport.**

Mr. Daugherty gave details regarding the Space Florida Grant Agreement and associated resolution for the Space Coast Innovation

Park Phase 1 Site work at Space Coast Regional Airport and introduced Mr. Ryan Wood from Hines Real Estate. Mr. Wood gave a brief overview of the project. Mr. Daugherty then requested approval from the Board.

Mr. Craig called for a motion to approve the Space Florida Agreement and associated resolution as presented. Mr. Whitmore made a motion to approve. Mr. Voss seconded the motion. Motion passed.

## **2. Construction Contract**

- a. Approval of Award of construction agreement to Dickerson Infrastructure, Inc. dba Dickerson Florida, Inc. in the amount of \$11,533,860.90 for the Space Coast Innovation Park Phase 1 Site Work project at Space Coast Regional Airport.**

Mr. Daugherty reviewed details regarding the award of construction agreement to Dickerson Infrastructure, Inc. dba Dickerson Florida, Inc. for the Space Coast Innovation Park Phase 1 Site Work project at Space Coast Regional Airport and recommended approval from the Board.

Mr. Craig called for a motion to approve the award of construction agreement as presented by Mr. Daugherty. Mr. Moore made a motion to approve. Mr. Voss seconded the motion. Motion passed.

## **3. Master Infrastructure Agreement**

- a. Approval of the Master Infrastructure Agreement between the Space Coast Innovation Park and the Titusville-Cocoa Airport Authority for reimbursement of Phase 1 Site Work and off-site Improvements at Space Coast Regional Airport.**

Mr. Daugherty discussed the Master Infrastructure Agreement between the Space Coast Innovation Park and the Authority for reimbursement of Phase 1 Site Work and off-site improvements at Space Coast Regional Airport and recommended approval from the Board.

Mr. Craig called for a motion to approve the agreement as presented by Mr. Daugherty. Mr. Voss made a motion to approve. Mr. Whitmore seconded the motion. Motion passed.

**4. Leases****a. Approval of Corporate Hangar Lease Agreement with Spaceport Avionics Services for Hangar 51 (7030 Center Lane) at Space Coast Regional Airport.**

Mr. Daugherty provided details regarding the Corporate Hangar Lease Agreement with Spaceport Avionics Services for Hangar 51 at Space Coast Regional Airport and recommended approval from the Board.

Mr. Craig called for a motion to approve the Corporate Hangar Lease Agreement with Spaceport Avionics Services as presented by Mr. Daugherty. Mr. Gindling made a motion to approve. Mr. Moore seconded the motion. Motion passed.

**b. Approval of North Corporate Hangar Lease Transaction at Merritt Island Airport.**

Mr. Daugherty provided details regarding the North Corporate Hangar Lease Transaction at Merritt Island Airport.

Mr. Craig determined a request for approval would be brought back to the Board at a future meeting.

**5. Equipment Acquisition****a. Approval of Purchase of 2026 Kubota Tractor (MS-111HDC-1) from Florida Coast Equipment, Incorporated in the amount not to exceed \$93,235.03.**

Mr. Daugherty provided details regarding the purchase of a 2026 Kubota Tractor and recommended approval from the Board.

Mr. Craig called for a motion to approve the purchase of the Kubota Tractor. Mr. Voss made a motion to approve. Mr. Moore seconded the motion. Motion passed.

**b. Approval of Purchase of 2026 Toyota 4Runner from Seminole Toyota in the amount not to exceed \$45,869.**

Mr. Daugherty provided details regarding the purchase of a 2026 Toyota 4Runner from Seminole Toyota and recommended approval from the Board.

Mr. Craig called for a motion to approve the purchase of the new vehicle. Mr. Whitmore made a motion to approve. Mr. Gindling seconded the motion. Motion passed.

## **Staff Reports**

### **1. Director of Airports Monthly Report**

Mr. Daugherty gave details about Project Horseshoe, which is a new lead that came through the Space Coast Economic Development Commission.

Mr. Daugherty gave an overview of the 321 Launch development project and an update on their construction efforts.

Mr. Daugherty discussed coordinating with the Brevard County Utilities Division regarding a potential Wastewater Treatment Facility that could be located at the Space Coast Regional Airport.

Mr. Daugherty provided details of working with Sky Quest Aviation regarding the development of a new corporate hangar located on the west side of the Space Coast Regional Airport.

Mr. Daugherty discussed attending the new SelectFlorida Gateways Advisory Council last month.

Mr. Daugherty discussed attending the 3<sup>rd</sup> Annual North Brevard YMCA Prayer Breakfast in Titusville.

Mr. Daugherty discussed the support of the Authority regarding the use of their office building and westside property in support of the Artemis II launch.

### **2. Deputy Director of Operations and Maintenance**

#### **a. Capital Improvement Projects Update**

Mr. Daugherty discussed the Challenger Avenue Extension Phase 1 construction project which is in the pre-construction phase.

Mr. Daugherty stated that the contractor will be remobilizing to complete the Runway 18-36 Rehab punch list items next month.

Mr. Daugherty provided a construction update for the new Air Traffic Control Tower.

Mr. Daugherty stated the Taxiway A Rehabilitation Design Project at the Space Coast Regional Airport recently held the 60% design review meeting and will have the project out to bid by the beginning of May.

Mr. Daugherty stated the Runway 11/29 Rehabilitation Project at the Merritt Island Airport waiting for an updated construction schedule from the contractor.

### **3. Deputy Director of Finance and Administration Report**

#### **a. Audited Financial Statements for Year Ended September 30, 2025, Carr, Riggs & Ingram**

Ms. Kinard introduced Christine Noll-Rhan from Carr, Riggs & Ingram to the Board to discuss the audited financial statements for year ended September 30, 2025.

#### **b. Check Register February & March 2026**

Ms. Kinard called for any questions from the Board regarding the February 2026 and March 2026 check registers.

#### **c. March 2026 Financial Statements**

Ms. Kinard discussed the financial statements for March 2026 and called for questions from the Board. There were none.

### **4. Authority Attorney Report**

Mr. Bird had no updates for discussion regarding Islands International.

Mr. Bird discussed the time frame for Space Perspective to remove their belongings from 1 Bristow Way, or it would be declared abandoned property.

### **5. Authority Members Report**

Mr. Craig called for any comments or questions from the Board. There were none.

### **Adjournment**

Mr. Craig adjourned the meeting at 6:59 p.m.

JOHN CRAIG, CHAIRMAN \_\_\_\_\_

BRAD WHITMORE, VICE CHAIRMAN \_\_\_\_\_



**FLY SPACE COAST**

TITUSVILLE-COCOA AIRPORT AUTHORITY

— TIX, COI, X21 —

## **PUBLIC COMMENT**



**FLY SPACE COAST**

TITUSVILLE-COCOA AIRPORT AUTHORITY

— TIX, COI, X21 —

## **ACTION ITEMS**

**APPROVAL: FDOT CONTRACT #G2903  
AMENDMENT 4 (PERIOD OF  
PERFORMANCE EXTENSION) AND  
ASSOCIATED RESOLUTION FOR THE  
NORTH AREA SECURITY AND  
INFRASTRUCTURE PROJECT AT MERRITT  
ISLAND AIRPORT.**

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**AMENDMENT FOR EXTENSION OF PUBLIC  
TRANSPORTATION GRANT AGREEMENT**

Form 725-000-04  
STRATEGIC  
DEVELOPMENT  
OGC 02/19

**DATE:** 4/28/26  
**TO:** Christina Kinard  
Titusville-Cocoa Airport District  
**FROM:** Joseph A. Jerkins  
**SUBJECT:** North Area Security and Infrastructure  
Merritt Island Airport  
**CONTRACT NUMBER:** G2903  
**AMENDMENT NUMBER:** 4  
**FINANCIAL MANAGEMENT NUMBER:** 435310-2-94-01

The Public Transportation Grant Agreement ("Agreement") between the Florida Department of Transportation ("Department") and Titusville-Cocoa Airport District ("Agency"), dated 05/26/2022, is scheduled to expire on the 1 day of June, 2026.

The Agency requests an Amendment of the Agreement, to extend the end date of the Agreement to the 1 day of June, 2027, for additional time to complete the Project for the following reasons: Waiting final permitting with the Authority having Jurisdiction. Changes in surveyors. Onsite conducting final as-builts.

The Department agrees to the requested extension of the Agreement. All of the terms and conditions of the Agreement and any amendments thereto shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Amendment on \_\_\_\_\_ (to be completed by Department).

Agency: Titusville-Cocoa Airport District

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: James S. Stroz, Jr., P.E.

Title: \_\_\_\_\_

Title: Director of Transportation Development

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION  
Legal Review:

\_\_\_\_\_

**RESOLUTION NO. 00-26-07**

**A RESOLUTION APPROVING FDOT PUBLIC TRANSPORTATION GRANT AGREEMENT NO. 435310-2-94-01 AMENDMENT 4 FOR NORTH AREA SECURITY AND INFRASTRUCTURE AT THE MERRITT ISLAND AIRPORT.**

WHEREAS, on May 21, 2026, the Titusville – Cocoa Airport Authority in the regular session adopted Resolution No. 00-26-07, which approved FDOT Public Transportation Grant Agreement No. 435310-2-94-01 Amendment 4 for the North Area Security Infrastructure at Merritt Island Airport.

NOW, THEREFORE BE IT RESOLVED THAT THE TITUSVILLE-COCOA AIRPORT DISTRICT (also known as Titusville – Cocoa Airport Authority) approves the above-referenced FDOT Public Transportation Grant Agreement Amendment 4 and authorizes its Director of Airports, Kevin Daugherty, to execute the required documents.

This Resolution dated and adopted this 21st day of May 2026.

**ATTEST:**

**TITUSVILLE-COCOA AIRPORT DISTRICT**

\_\_\_\_\_  
John Craig  
Chairman

\_\_\_\_\_  
Kevin Daugherty, AAE  
Director of Airports

Approved as to form and legality:

\_\_\_\_\_  
Adam Bird  
Airport Attorney



**FLY SPACE COAST**

TITUSVILLE-COCOA AIRPORT AUTHORITY

— TIX, COI, X21 —

## **ACTION ITEMS**

**APPROVAL: FDOT CONTRACT #G2667  
AMENDMENT 2 (PERIOD OF PERFORMANCE  
EXTENSION) AND ASSOCIATED RESOLUTION  
FOR THE FUEL FARM REPLACEMENT PROJECT  
AT SPACE COAST REGIONAL AIRPORT.**

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**AMENDMENT FOR EXTENSION OF PUBLIC  
TRANSPORTATION GRANT AGREEMENT**

Form 725-000-04  
STRATEGIC  
DEVELOPMENT  
OGC 02/19

**DATE:** 4/28/26  
**TO:** Christina Kinard  
Titusville-Cocoa Airport District  
**FROM:** Joseph A. Jerkins  
**SUBJECT:** Fuel Farm  
Space Coast Regional Airport

**CONTRACT NUMBER:** G2667

**AMENDMENT NUMBER:** 2

**FINANCIAL MANAGEMENT NUMBER:** 446673-1-94-01

The Public Transportation Grant Agreement ("Agreement") between the Florida Department of Transportation ("Department") and Titusville-Cocoa Airport District ("Agency"), dated 02/24/2022, is scheduled to expire on the 1 day of June, 2026.

The Agency requests an Amendment of the Agreement, to extend the end date of the Agreement to the 1 day of June, 2027, for additional time to complete the Project for the following reasons: Project is tied to Air Traffic Control Tower (ATCT) which is under construction. Phase I of Fuel Farm infrastructure is underway.

The Department agrees to the requested extension of the Agreement. All of the terms and conditions of the Agreement and any amendments thereto shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Amendment on \_\_\_\_\_ (to be completed by Department).

Agency: Titusville-Cocoa Airport District

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: James S. Stroz, Jr., P.E.

Title: \_\_\_\_\_

Title: Director of Transportation Development

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION  
Legal Review:

\_\_\_\_\_

**RESOLUTION NO. 00-26-06**

**A RESOLUTION APPROVING FDOT PUBLIC TRANSPORTATION GRANT AGREEMENT NO. 446673-1-94-01 AMENDMENT 2 FOR FUEL FARM PHASE 1 AT THE SPACE COAST REGIONAL AIRPORT.**

WHEREAS, on May 21, 2026, the Titusville – Cocoa Airport Authority in the regular session adopted Resolution No. 00-26-06, which approved FDOT Public Transportation Grant Agreement No. 446673-1-94-01 Amendment 2 for the Fuel Farm Phase 1 at Space Coast Regional Airport.

NOW, THEREFORE BE IT RESOLVED THAT THE TITUSVILLE-COCOA AIRPORT DISTRICT (also known as Titusville – Cocoa Airport Authority) approves the above-referenced FDOT Public Transportation Grant Agreement Amendment 2 and authorizes its Director of Airports, Kevin Daugherty, to execute the required documents.

This Resolution dated and adopted this 21st day of May 2026.

**ATTEST:**

**TITUSVILLE-COCOA AIRPORT DISTRICT**

\_\_\_\_\_  
John Craig  
Chairman

\_\_\_\_\_  
Kevin Daugherty, AAE  
Director of Airports

Approved as to form and legality:

\_\_\_\_\_  
Adam Bird  
Airport Attorney



**FLY SPACE COAST**

TITUSVILLE-COCOA AIRPORT AUTHORITY

TIX, COI, X21

## **ACTION ITEMS**

**APPROVAL: FDOT CONTRACT #G3001  
AMENDMENT 1 (ADDITIONAL FUNDING) AND  
ASSOCIATED RESOLUTION FOR THE FUEL  
FARM REPLACEMENT PROJECT AT ARTHUR  
DUNN AIRPARK.**

**PUBLIC TRANSPORTATION  
AMENDMENT TO THE PUBLIC TRANSPORTATION  
GRANT AGREEMENT**

Financial Project Number(s): <small>(item-segment-phase-sequence)</small> 455883-1-94-01	Fund(s):	DDR	FLAIR Category:	088719
	Work Activity Code/Function:	215	Object Code:	751000
	Federal Number/Federal Award Identification Number (FAIN) – Transit only:		Org. Code:	55052000531
Contract Number: G3O01	Federal Award Date:		Vendor Number:	VF591061002001
CFDA Number: N/A	SAM/UEI Number:		Amendment No.:	1
CFDA Title: N/A				
CSFA Number: 55.004				
CSFA Title: Aviation Grant Program				

THIS AMENDMENT TO THE PUBLIC TRANSPORTATION GRANT AGREEMENT (“Amendment”) is made and entered into on \_\_\_\_\_, by and between the State of Florida, Department of Transportation (“Department”), and Titusville-Cocoa Airport District, (“Agency”), collectively referred to as the “Parties.”

**RECITALS**

WHEREAS, the Department and the Agency on 3/5/2026 (date original Agreement entered) entered into a Public Transportation Grant Agreement (“Agreement”).

WHEREAS, the Parties have agreed to modify the Agreement on the terms and conditions set forth herein.

NOW THEREFORE, in consideration of the mutual covenants in this Amendment, the Agreement is amended as follows:

- 1. Amendment Description.** The project is amended Add funds for the Fuel Farm at Arthur Dunn Airpark.
- 2. Program Area.** For identification purposes only, this Agreement is implemented as part of the Department program area selected below (select all programs that apply):

- Aviation**
- Seaports**
- Transit**
- Intermodal**
- Rail Crossing Closure**
- Match to Direct Federal Funding** (Aviation or Transit)
- (Note: Section 15 and Exhibit G do not apply to federally matched funding)
- Other**

- 3. Exhibits.** The following Exhibits are updated, attached, and incorporated into this Agreement:

- Exhibit A: Project Description and Responsibilities
- Exhibit B: Schedule of Financial Assistance
- \*Exhibit B1: Deferred Reimbursement Financial Provisions
- \*Exhibit B2: Advance Payment Financial Provisions
- \*Exhibit C: Terms and Conditions of Construction
- Exhibit D: Agency Resolution
- Exhibit E: Program Specific Terms and Conditions
- Exhibit F: Contract Payment Requirements
- \*Exhibit G: Financial Assistance (Single Audit Act)
- \*Exhibit H: Audit Requirements for Awards of Federal Financial Assistance
- \*Exhibit I: Certification of Disbursement of Payment to Vehicle and/or Equipment Vendor

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**PUBLIC TRANSPORTATION**  
**AMENDMENT TO THE PUBLIC TRANSPORTATION**  
**GRANT AGREEMENT**

Form 725-000-03  
STRATEGIC  
DEVELOPMENT  
OGC 10/25

\_\_\_ \*Additional Exhibit(s):

**4. Project Cost.**

The estimated total cost of the Project is X increased/ \_\_\_ decreased by \$1,750,000 bringing the revised total cost of the project to \$2,750,000.

The Department's participation is X increased/ \_\_\_ decreased by \$1,400,000. The Department agrees to participate in the Project cost up to the maximum amount of \$2,200,000, and, additionally the Department's participation in the Project shall not exceed 80.00% of the total eligible cost of the Project.

Except as modified, amended, or changed by this Amendment, all of the terms and conditions of the Agreement and any amendments thereto shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Amendment on the day and year written above.

AGENCY Titusville-Cocoa Airport  
District

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: Kellie Smith  
Title: Director of Transportation Development

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION

Legal Review: \_\_\_\_\_  
  
\_\_\_\_\_

## EXHIBIT A

### Project Description and Responsibilities

**A. Project Description** (description of Agency's project to provide context, description of project components funded via this Agreement (if not the entire project)): Design and construct new fuel farm.

**B. Project Location** (limits, city, county): Arthur Dunn Air Park/Titusville, FL/Brevard  
 Illustration/graphic/map of project area is applicable and attached to this Exhibit A.

**C. Project Scope** (allowable costs: describe project components, improvement type/service type, approximate timeline, project schedule, project size): As required by 215.971, F.S., this scope of work includes but is not limited to consultant and design fees for the approximate 10,000-gallon 100L tank with Self Fueling kiosk, ramp and small taxi-lane going into the facility, bid and award services, survey and geotechnical costs, permitting, construction inspection and material testing costs, mobilization and demobilization, maintenance of traffic, erosion control, demolition, pavement (access roadways, parking lots, and sidewalks), drainage, utilities, primary power and back-up power supplies, pavement marking, lighting and signage, fencing and gates, landscaping; fuel tanks, dispensers, piping, fuel spill prevention and contamination systems, decommissioning of existing fuel farms (tank removal or capping); and security system, including all materials, equipment, labor, and incidentals required to complete the fuel farm project. The Sponsor will comply with Aviation Program Assurances.

**D. Deliverable(s)**: Final close out documents to be uploaded in JACIP

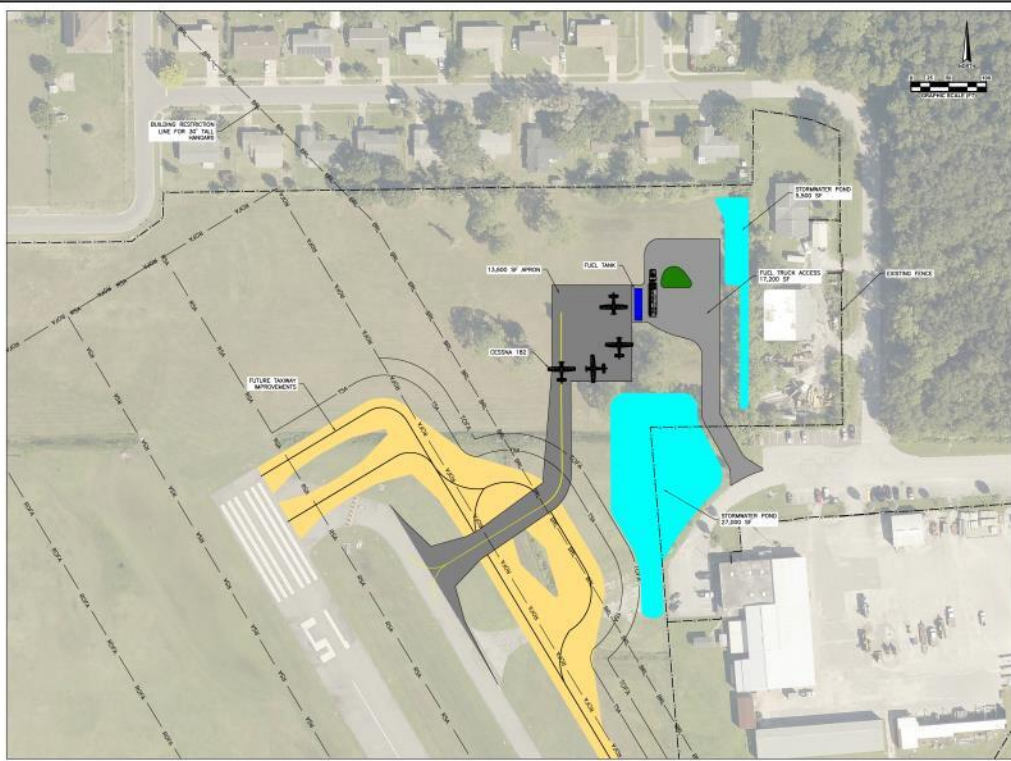
The project scope identifies the ultimate project deliverables. Deliverables for requisition, payment and invoice purposes will be the incremental progress made toward completion of project scope elements. Supporting documentation will be quantifiable, measurable, and verifiable, to allow for a determination of the amount of incremental progress that has been made, and provide evidence that the payment requested is commensurate with the accomplished incremental progress and costs incurred by the Agency.

**E. Unallowable Costs** (including but not limited to): Stored materials unless prior written approval from FDOT is obtained.

**F. Transit Operating Grant Requirements (Transit Only):**

Transit Operating Grants billed as an operational subsidy will require an expenditure detail report from the Agency that matches the invoice period. The expenditure detail, along with the progress report, will be the required deliverables for Transit Operating Grants. Operating grants may be issued for a term not to exceed three years from execution. The original grant agreement will include funding for year one. Funding for years two and three will be added by amendment as long as the grantee has submitted all invoices on schedule and the project deliverables for the year have been met.

DATE: 01/20/2020 10:58 AM  
 USER: JACOB  
 PROJECT: ARTHUR DUNN AIRPARK  
 DRAWING: EX-1  
 SCALE: 1" = 400'  
 SHEET: 1 OF 1



**AVCON, INC.**  
 ENGINEERS & ARCHITECTS  
 10000 W. STATE ROAD 100, SUITE 100  
 TAMPA, FL 33613  
 (813) 888-1111  
 WWW.AVCONINC.COM

This file has been electronically signed and sealed by  
 using an e-Sign & e-Notarization tool. Please contact us at the document  
 level for the certificate number and email with the digital certificate  
 code that we will verify online for you.

PROFESSIONAL SEAL

**ARTHUR DUNN AIRPARK  
 TITUSVILLE, FLORIDA**

**FBO EXHIBIT**

4/7/2020

THIS DOCUMENT CONTAINS TRADE SECRETS AND PROPRIETARY INFORMATION AS SET FORTH IN A MEMORANDUM OF UNDERSTANDING AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AVCON, INC.

SCALE (FT): GRAPHIC

NO.	DATE	BY	DESCRIPTION

DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_ SS  
 DATE: JANUARY 2020

CADD: EX\_FUEL\_FARM\_FBO

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**PUBLIC TRANSPORTATION  
 GRANT AGREEMENT EXHIBITS**

Form 725-000-02  
 STRATEGIC  
 DEVELOPMENT  
 OGC 01/26

**EXHIBIT B**

**Schedule of Financial Assistance**

FUNDS AWARDED TO THE AGENCY AND REQUIRED MATCHING FUNDS PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

**A. Fund Type and Fiscal Year:**

Financial Management Number	Fund Type	FLAIR Category	State Fiscal Year	Object Code	CSFA/CFDA Number	CSFA/CFDA Title or Funding Source Description	Funding Amount
455883-1-94-01	DDR	088719	2026	751000	55.004	Aviation Grant Program	\$800,000.00
455883-1-94-01	LF	088719	2026	751000	55.004	Aviation Grant Program	\$200,000.00
455883-1-94-01	DDR	088719	2026	751000	55.004	Aviation Grant Program	\$1,400,000.00
455883-1-94-01	LF	088719	2026	751000	55.004	Aviation Grant Program	\$350,000.00
<b>Total Financial Assistance</b>							<b>\$2,750,000.00</b>

**B. Estimate of Project Costs by Grant Phase:**

Phases*	State	Local	Federal	Totals	State %	Local %	Federal %
Land Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00
Planning	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00
Environmental/ Design/ Construction	\$2,200,000.00	\$550,000.00	\$0.00	\$2,750,000.00	80.00	20.00	0.00
Capital Equipment/ Preventative Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00
Match to Direct Federal Funding	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00
Mobility Management (Transit Only)	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00
<b>Totals</b>	<b>\$2,200,000.00</b>	<b>\$550,000.00</b>	<b>\$0.00</b>	<b>\$2,750,000.00</b>			

\*Shifting items between these grant phases requires execution of an Amendment to the Public Transportation Grant Agreement.

<b>Scope Code and/or Activity Line Item (ALI) (Transit Only)</b>	
<b>Common Name/UZA Name (Transit Only)</b>	

**BUDGET/COST ANALYSIS CERTIFICATION AS REQUIRED BY SECTION 216.3475, FLORIDA STATUTES:**

I certify that the cost for each line item budget category (grant phase) has been evaluated and determined to be allowable, reasonable, and necessary as required by Section 216.3475, Florida Statutes. Documentation is on file evidencing the methodology used and the conclusions reached.

Allison Mccuddy

Department Grant Manager Name

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**PUBLIC TRANSPORTATION**  
**GRANT AGREEMENT EXHIBITS**

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DEVELOPMENT  
OGC 01/26

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Signature

Date

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**PUBLIC TRANSPORTATION  
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DEVELOPMENT  
OGC 01/26

**EXHIBIT D**

**AGENCY RESOLUTION**

***PLEASE SEE ATTACHED***

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**PUBLIC TRANSPORTATION  
GRANT AGREEMENT EXHIBITS**

Form 725-000-02  
STRATEGIC  
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**EXHIBIT G**

**AUDIT REQUIREMENTS FOR AWARDS OF STATE FINANCIAL ASSISTANCE**

**THE STATE RESOURCES AWARDED PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:**

**SUBJECT TO SECTION 215.97, FLORIDA STATUTES:-**

**Awarding Agency:** Florida Department of Transportation

**State Project Title:** Aviation Grant Program

**CSFA Number:** 55.004

**\*Award Amount:** \$2,200,000

\*The award amount may change with amendments

Specific project information for CSFA Number 55.004 is provided at: <https://apps.fldfs.com/fsaa/searchCatalog.aspx>

**COMPLIANCE REQUIREMENTS APPLICABLE TO STATE RESOURCES AWARDED PURSUANT TO THIS AGREEMENT:**

State Project Compliance Requirements for CSFA Number 55.004 are provided at: <https://apps.fldfs.com/fsaa/searchCompliance.aspx>

The State Projects Compliance Supplement is provided at: <https://apps.fldfs.com/fsaa/compliance.aspx>

**RESOLUTION NO. 00-26-08**

**A RESOLUTION APPROVING FDOT PUBLIC TRANSPORTATION GRANT AGREEMENT NO. 455883-1-94-01 AMENDMENT 1 AND ASSOCIATED RESOLUTION FOR FUEL FARM DESIGN AND CONSTRUCTION AT THE ARTHUR DUNN AIRPARK.**

WHEREAS, on May 21, 2026, the Titusville – Cocoa Airport Authority in the regular session adopted Resolution No. 00-26-08, which approved FDOT Public Transportation Grant Agreement No. 455883-1-94-01 and Associated Resolution for Fuel Farm Design and Construction at Arthur Dunn Airpark.

NOW, THEREFORE BE IT RESOLVED THAT THE TITUSVILLE-COCOA AIRPORT DISTRICT (also known as Titusville – Cocoa Airport Authority) approves the above-referenced FDOT Public Transportation Grant Agreement and authorizes its Director of Airports, Kevin Daugherty, to execute the required documents.

This Resolution dated and adopted this 21st day of May 2026.

**ATTEST:**

**TITUSVILLE-COCOA AIRPORT DISTRICT**

\_\_\_\_\_  
John Craig  
Chairman

\_\_\_\_\_  
Kevin Daugherty, AAE  
Director of Airports

Approved as to form and legality:

\_\_\_\_\_  
Adam Bird  
Airport Attorney



**FLY SPACE COAST**

TITUSVILLE-COCOA AIRPORT AUTHORITY

— TIX, COI, X21 —

## **ACTION ITEMS**

**APPROVAL: FDOT CONTRACT #G3G96  
AMENDMENT 1 (ADDITIONAL FUNDING) AND  
ASSOCIATED RESOLUTION FOR THE  
TAXIWAY A REHABILITATION PROJECT AT  
SPACE COAST REGIONAL AIRPORT.**

**PUBLIC TRANSPORTATION  
AMENDMENT TO THE PUBLIC TRANSPORTATION  
GRANT AGREEMENT**

Financial Project Number(s): <small>(item-segment-phase-sequence)</small> 438493-1-94-01	Fund(s):	DDR,DPTO	FLAIR Category:	088719
	Work Activity Code/Function:	215	Object Code:	740100
	Federal Number/Federal Award Identification Number (FAIN) – Transit only:		Org. Code:	55052000531
Contract Number: G3G96	Federal Award Date:		Vendor Number:	VF591061002001
CFDA Number: N/A	SAM/UEI Number:		Amendment No.:	1
CFDA Title: N/A				
CSFA Number: N/A				
CSFA Title: N/A				

THIS AMENDMENT TO THE PUBLIC TRANSPORTATION GRANT AGREEMENT (“Amendment”) is made and entered into on \_\_\_\_\_, by and between the State of Florida, Department of Transportation (“Department”), and Titusville-Cocoa Airport District, (“Agency”), collectively referred to as the “Parties.”

**RECITALS**

WHEREAS, the Department and the Agency on 9/30/2025 (date original Agreement entered) entered into a Public Transportation Grant Agreement (“Agreement”).

WHEREAS, the Parties have agreed to modify the Agreement on the terms and conditions set forth herein.

NOW THEREFORE, in consideration of the mutual covenants in this Amendment, the Agreement is amended as follows:

- 1. Amendment Description.** The project is amended Add funds for construction of the rehabilitation and extension of Taxiway A at Space Coast Regional Airport.
- 2. Program Area.** For identification purposes only, this Agreement is implemented as part of the Department program area selected below (select all programs that apply):

- Aviation
- Seaports
- Transit
- Intermodal
- Rail Crossing Closure
- Match to Direct Federal Funding (Aviation or Transit)  
(Note: Section 15 and Exhibit G do not apply to federally matched funding)
- Other

- 3. Exhibits.** The following Exhibits are updated, attached, and incorporated into this Agreement:

- Exhibit A: Project Description and Responsibilities
- Exhibit B: Schedule of Financial Assistance
- \*Exhibit B1: Deferred Reimbursement Financial Provisions
- \*Exhibit B2: Advance Payment Financial Provisions
- \*Exhibit C: Terms and Conditions of Construction
- Exhibit D: Agency Resolution
- Exhibit E: Program Specific Terms and Conditions
- Exhibit F: Contract Payment Requirements
- \*Exhibit G: Financial Assistance (Single Audit Act)
- \*Exhibit H: Audit Requirements for Awards of Federal Financial Assistance

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**PUBLIC TRANSPORTATION**  
**AMENDMENT TO THE PUBLIC TRANSPORTATION**  
**GRANT AGREEMENT**

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- \*Exhibit I: Certification of Disbursement of Payment to Vehicle and/or Equipment Vendor
- \*Additional Exhibit(s):

**4. Project Cost.**

The estimated total cost of the Project is  increased/  decreased by \$19,000,000 bringing the revised total cost of the project to \$20,151,750.

The Department's participation is  increased/  decreased by \$760,000. The Department agrees to participate in the Project cost up to the maximum amount of \$806,070, and, additionally the Department's participation in the Project shall not exceed 4.00% of the total eligible cost of the Project.

Except as modified, amended, or changed by this Amendment, all of the terms and conditions of the Agreement and any amendments thereto shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Amendment on the day and year written above.

AGENCY Titusville-Cocoa Airport  
District

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: Kellie Smith  
Title: Director of Transportation Development

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION

Legal Review: \_\_\_\_\_

\_\_\_\_\_

## EXHIBIT A

### Project Description and Responsibilities

**A. Project Description** (description of Agency's project to provide context, description of project components funded via this Agreement (if not the entire project)): The Space Coast Regional Airport (TIX) has identified the need to rehabilitate airfield pavement on Taxiway A; and Taxiways A1, A2, B, and C are in need of reconstruction and geometry correction between Taxiway A and Runway 18-36 based on the latest FAA guidance. Taxiway E will be removed between Taxiway A and Runway 18-36. Additionally, Taxiway A will be extended approximately 1400' north to the Runway 18 end. During this project airfield lighting and signage will be modified to match the revised geometry and current FAA guidance. Stormwater improvements as required by St. Johns River Water Management District (SJRWMD) will be completed.

**B. Project Location** (limits, city, county): Space Coast Regional Airport/Titusville, FL/Brevard

Illustration/graphic/map of project area is applicable and attached to this Exhibit A.

**C. Project Scope** (allowable costs: describe project components, improvement type/service type, approximate timeline, project schedule, project size): Taxiway Rehabilitation and Extension: As required by 215.971, F.S., this scope of work includes but is not limited to consultant and design fees, survey and geotechnical costs, permitting, construction inspection and material testing costs, mobilization and demobilization, maintenance of traffic, erosion control, demolition, excavation, embankment, subgrade preparation, base course, surface course, joint construction, pavement markings, airfield lighting system, signage improvements (includes conduits, lights, conductors, cans, lightning protection, and vault upgrades), drainage, stormwater structures, utilities, fencing and gates, and sodding, including all materials, equipment, labor, and incidentals required to complete the project.

The specifics of the Project Scope for construction are described in and limited by the Project Construction Plans identified as "Taxiway A Rehabilitation" at Space Coast Regional Airport, prepared by AVCON, Inc., dated May 2026, together with all plan updates, necessary design variation, exceptions, and change orders approved by the Agency. The sponsor will comply with Aviation Program Assurance.

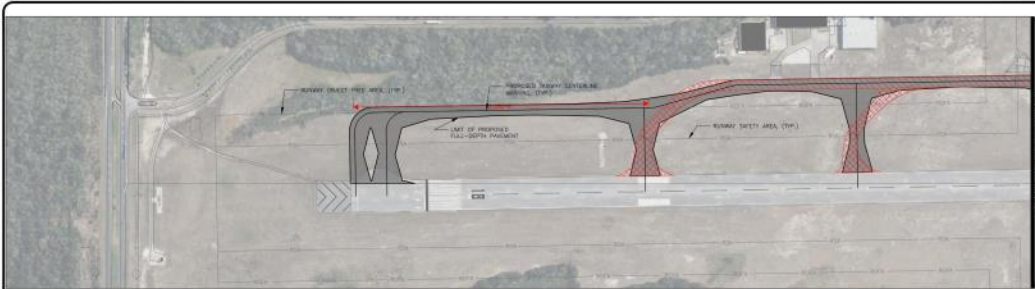
**D. Deliverable(s)**: Final close out documents to be uploaded in JACIP.

The project scope identifies the ultimate project deliverables. Deliverables for requisition, payment and invoice purposes will be the incremental progress made toward completion of project scope elements. Supporting documentation will be quantifiable, measurable, and verifiable, to allow for a determination of the amount of incremental progress that has been made, and provide evidence that the payment requested is commensurate with the accomplished incremental progress and costs incurred by the Agency.

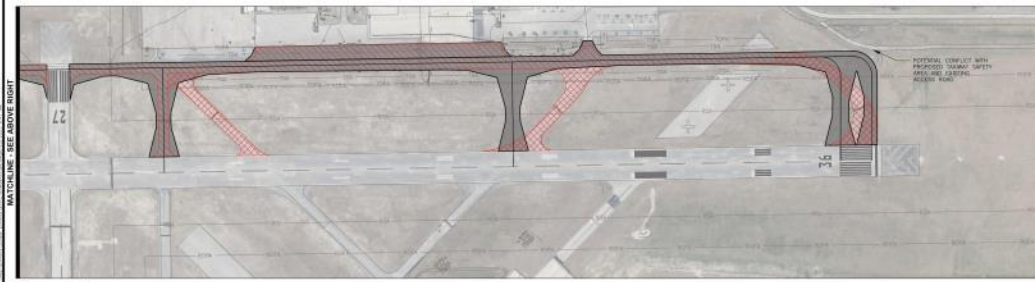
**E. Unallowable Costs** (including but not limited to): Stored materials unless prior written approval from FDOT is obtained.

**F. Transit Operating Grant Requirements (Transit Only):**

Transit Operating Grants billed as an operational subsidy will require an expenditure detail report from the Agency that matches the invoice period. The expenditure detail, along with the progress report, will be the required deliverables for Transit Operating Grants. Operating grants may be issued for a term not to exceed three years from execution. The original grant agreement will include funding for year one. Funding for years two and three will be added by amendment as long as the grantee has submitted all invoices on schedule and the project deliverables for the year have been met.



MATCHLINE - SEE BELOW LEFT



MATCHLINE - SEE ABOVE RIGHT



**LEGEND**

- FULL-DEPTH REMOVE
- MILL AND OVERLAY
- PROPOSED FINISHT



**AVCON, INC.**  
 10000 W. STATE ROAD 100, SUITE 100  
 TAMPA, FL 33613  
 PHONE: 813.888.8888  
 FAX: 813.888.8889  
 WWW.AVCONINC.COM

THESE PLANS OR ANY PART THEREOF ARE THE PROPERTY OF AVCON, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF AVCON, INC. IS STRICTLY PROHIBITED.

**PROFESSIONAL SEAL**

**TAXIWAY A IMPROVEMENTS**  
**SPACE COAST REGIONAL AIRPORT, FLORIDA**

**SCOPE OF WORK EXHIBIT**

AVCON, INC. IS AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER. MINORITY AND FEMALE OWNERSHIP AND CONTROLLED BUSINESSES ARE ENCOURAGED TO PARTICIPATE IN THIS PROJECT. IF YOU ARE INTERESTED IN PARTICIPATING IN THIS PROJECT, PLEASE CONTACT AVCON, INC. AT THE ABOVE ADDRESS OR PHONE NUMBER. AVCON, INC. IS AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER.

**SCALE (US SVY FT): GRAPHIC**

NO.	DATE	BY	DESCRIPTION

DESIGNED BY: BHS  
 DRAWN BY: BHS  
 CHECKED BY: ROK  
 APPROVED BY: SS  
 DATE: AUGUST 2023

FDOT PM NO. XXXXXX-1  
 FAA AIP NO. 3-12-000X-XXX-XXXX  
 AVCON PROJECT NO. YYYY.CCC.MM  
 CADD: EXH\_TAXIWAYASCOPE

EXHIBIT - NOT USED FOR CONSTRUCTION

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**PUBLIC TRANSPORTATION  
GRANT AGREEMENT EXHIBITS**

Form 725-000-02  
STRATEGIC  
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OGC 01/26

**EXHIBIT B**

**Schedule of Financial Assistance**

FUNDS AWARDED TO THE AGENCY AND REQUIRED MATCHING FUNDS PURSUANT TO THIS AGREEMENT  
CONSIST OF THE FOLLOWING:

**A. Fund Type and Fiscal Year:**

Financial Management Number	Fund Type	FLAIR Category	State Fiscal Year	Object Code	CSFA/CFDA Number	CSFA/CFDA Title or Funding Source Description	Funding Amount
438493-1-94-01	DPTO	088719	2026	740100	N/A	N/A	\$46,070.00
438493-1-94-01	FAA	088719	2026	740100	N/A	N/A	\$1,094,163.00
438493-1-94-01	LF	088719	2026	740100	N/A	N/A	\$11,517.00
438493-1-94-01	DDR	088719	2026	740100	N/A	N/A	\$760,000.00
438493-1-94-01	FAA	088719	2026	740100	N/A	N/A	\$18,050,000.00
438493-1-94-01	LF	088719	2026	740100	N/A	N/A	\$190,000.00
<b>Total Financial Assistance</b>							<b>\$20,151,750.00</b>

**B. Estimate of Project Costs by Grant Phase:**

Phases*	State	Local	Federal	Totals	State %	Local %	Federal %
Land Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00
Planning	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00
Environmental/ Design/ Construction	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00
Capital Equipment/ Preventative Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00
Match to Direct Federal Funding	\$806,070.00	\$201,517.00	\$19,144,163.00	\$20,151,750.00	4.00	1.00	95.00
Mobility Management (Transit Only)	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00
<b>Totals</b>	<b>\$806,070.00</b>	<b>\$201,517.00</b>	<b>\$19,144,163.00</b>	<b>\$20,151,750.00</b>			

\*Shifting items between these grant phases requires execution of an Amendment to the Public Transportation Grant Agreement.

<b>Scope Code and/or Activity Line Item (ALI) (Transit Only)</b>	
<b>Common Name/UZA Name (Transit Only)</b>	

**BUDGET/COST ANALYSIS CERTIFICATION AS REQUIRED BY SECTION 216.3475, FLORIDA STATUTES:**

I certify that the cost for each line item budget category (grant phase) has been evaluated and determined to be allowable, reasonable, and necessary as required by Section 216.3475, Florida Statutes. Documentation is on file evidencing the methodology used and the conclusions reached.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**PUBLIC TRANSPORTATION**  
**GRANT AGREEMENT EXHIBITS**

Form 725-000-02  
STRATEGIC  
DEVELOPMENT  
OGC 01/26

Allison McCuddy

---

Department Grant Manager Name

---

Signature

Date

**EXHIBIT C**

**TERMS AND CONDITIONS OF CONSTRUCTION**

**1. Design and Construction Standards and Required Approvals.**

- a. The Agency understands that it is responsible for the preparation and certification of all design plans for the Project. The Agency shall hire a qualified consultant for the design phase of the Project or, if applicable, the Agency shall require their design-build contractor or construction management contractor to hire a qualified consultant for the design phase of the Project.
- b. Execution of this Agreement by both Parties shall be deemed a Notice to Proceed to the Agency for the design phase or other non-construction phases of the Project. If the Project involves a construction phase, the Agency shall not begin the construction phase of the Project until the Department issues a Notice to Proceed for the construction phase. Prior to commencing the construction work described in this Agreement, the Agency shall request a Notice to Proceed from the Department's Project Manager, Allison Mccuddy (email: allison.mccuddy@dot.state.fl.us) or from an appointed designee. Any construction phase work performed prior to the execution of this required Notice to Proceed is not subject to reimbursement.
- c. The Agency will provide one (1) copy of the final design plans and specifications and final bid documents to the Department's Project Manager prior to bidding or commencing construction of the Project.
- d. The Agency shall require the Agency's contractor to post a payment and performance bond in accordance with applicable law(s).
- e. The Agency shall be responsible to ensure that the construction work under this Agreement is performed in accordance with the approved construction documents, and that the construction work will meet all applicable Agency and Department standards.
- f. Upon completion of the work authorized by this Agreement, the Agency shall notify the Department in writing of the completion of construction of the Project; and for all design work that originally required certification by a Professional Engineer, this notification shall contain an Engineer's Certification of Compliance, signed and sealed by a Professional Engineer, the form of which is attached to this Exhibit. The certification shall state that work has been completed in compliance with the Project construction plans and specifications. If any deviations are found from the approved plans or specifications, the certification shall include a list of all deviations along with an explanation that justifies the reason to accept each deviation.

**2. Construction on the Department's Right of Way.** If the Project involves construction on the Department's right-of-way, then the following provisions apply to any and all portions of the Project that are constructed on the Department's right-of-way:

- a. The Agency shall hire a qualified contractor using the Agency's normal bid procedures to perform the construction work for the Project. The Agency must certify that the installation of the Project is completed by a Contractor prequalified by the Department as required by Section 2 of the Standard Specifications for Road and Bridge Construction (2016), as amended, unless otherwise approved by the Department in writing or the Contractor exhibits past project experience in the last five years that are comparable in scale, composition, and overall quality to the site characterized within the scope of services of this Project.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
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- b. Construction Engineering Inspection (CEI) services will be provided by the Agency by hiring a Department prequalified consultant firm including one individual that has completed the Advanced Maintenance of Traffic Level Training, unless otherwise approved by the Department in writing. The CEI staff shall be present on the Project at all times that the contractor is working. Administration of the CEI staff shall be under the responsible charge of a State of Florida Licensed Professional Engineer who shall provide the certification that all design and construction for the Project meets the minimum construction standards established by Department. The Department shall approve all CEI personnel. The CEI firm shall not be the same firm as that of the Engineer of Record for the Project. The Department shall have the right, but not the obligation, to perform independent assurance testing during the course of construction of the Project. Notwithstanding the foregoing, the Department may issue a written waiver of the CEI requirement for portions of Projects involving the construction of bus shelters, stops, or pads.
- c. The Project shall be designed and constructed in accordance with the latest edition of the Department's Standard Specifications for Road and Bridge Construction, the Department Design Standards, and the Manual of Uniform Traffic Control Devices (MUTCD). The following guidelines shall apply as deemed appropriate by the Department: the Department Structures Design Manual, AASHTO Guide Specifications for the Design of Pedestrian Bridges, AASHTO LRFD Bridge Design Specifications, Florida Design Manual, Manual for Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (the "Florida Green Book"), and the Department Traffic Engineering Manual. The Agency will be required to submit any construction plans required by the Department for review and approval prior to any work being commenced. Should any changes to the plans be required during construction of the Project, the Agency shall be required to notify the Department of the changes and receive approval from the Department prior to the changes being constructed. The Agency shall maintain the area of the Project at all times and coordinate any work needs of the Department during construction of the Project.
- d. The Agency shall notify the Department a minimum of 48 hours before beginning construction within Department right-of-way. The Agency shall notify the Department should construction be suspended for more than 5 working days. The Department contact person for construction is Allison Mccuddy.
- e. The Agency shall be responsible for monitoring construction operations and the maintenance of traffic (MOT) throughout the course of the Project in accordance with the latest edition of the Department Standard Specifications, section 102. The Agency is responsible for the development of a MOT plan and making any changes to that plan as necessary. The MOT plan shall be in accordance with the latest version of the Department Design Standards, Index 600 series. Any MOT plan developed by the Agency that deviates from the Department Design Standards must be signed and sealed by a professional engineer. MOT plans will require approval by the Department prior to implementation.
- f. The Agency shall be responsible for locating all existing utilities, both aerial and underground, and for ensuring that all utility locations be accurately documented on the construction plans. All utility conflicts shall be fully resolved directly with the applicable utility.
- g. The Agency will be responsible for obtaining all permits that may be required by other agencies or local governmental entities.
- h. It is hereby agreed by the Parties that this Agreement creates a permissive use only and all improvements located on the Department's right-of-way resulting from this Agreement shall become the property of the Department. Neither the granting of the permission to use the Department right of way nor the placing of facilities upon the Department property shall operate to create or vest any property right to or in the Agency, except as may otherwise be provided in separate agreements. The Agency shall not acquire any right, title, interest or

**PUBLIC TRANSPORTATION  
GRANT AGREEMENT EXHIBITS**

estate in Department right of way, of any nature or kind whatsoever, by virtue of the execution, operation, effect, or performance of this Agreement including, but not limited to, the Agency's use, occupancy or possession of Department right of way. The Parties agree that this Agreement does not, and shall not be construed to, grant credit for any future transportation concurrency requirements pursuant to Chapter 163, F.S.

- i. The Agency shall not cause any liens or encumbrances to attach to any portion of the Department's property, including but not limited to, the Department's right-of-way.
- j. The Agency shall perform all required testing associated with the design and construction of the Project. Testing results shall be made available to the Department upon request. The Department shall have the right to perform its own independent testing during the course of the Project.
- k. The Agency shall exercise the rights granted herein and shall otherwise perform this Agreement in a good and workmanlike manner, with reasonable care, in accordance with the terms and provisions of this Agreement and all applicable federal, state, local, administrative, regulatory, safety and environmental laws, codes, rules, regulations, policies, procedures, guidelines, standards and permits, as the same may be constituted and amended from time to time, including, but not limited to, those of the Department, applicable Water Management District, Florida Department of Environmental Protection, the United States Environmental Protection Agency, the United States Army Corps of Engineers, the United States Coast Guard and local governmental entities.
- l. If the Department determines a condition exists which threatens the public's safety, the Department may, at its discretion, cause construction operations to cease and immediately have any potential hazards removed from its right-of-way at the sole cost, expense, and effort of the Agency. The Agency shall bear all construction delay costs incurred by the Department.
- m. The Agency shall be responsible to maintain and restore all features that might require relocation within the Department right-of-way.
- n. The Agency will be solely responsible for clean up or restoration required to correct any environmental or health hazards that may result from construction operations.
- o. The acceptance procedure will include a final "walk-through" by Agency and Department personnel. Upon completion of construction, the Agency will be required to submit to the Department final as-built plans and an engineering certification that construction was completed in accordance to the plans. Submittal of the final as-built plans shall include one complete set of the signed and sealed plans on 11" X 17" plan sheets and an electronic copy prepared in Portable Document Format (PDF). Prior to the termination of this Agreement, the Agency shall remove its presence, including, but not limited to, all of the Agency's property, machinery, and equipment from Department right-of-way and shall restore those portions of Department right of way disturbed or otherwise altered by the Project to substantially the same condition that existed immediately prior to the commencement of the Project.
- p. If the Department determines that the Project is not completed in accordance with the provisions of this Agreement, the Department shall deliver written notification of such to the Agency. The Agency shall have thirty (30) days from the date of receipt of the Department's written notice, or such other time as the Agency and the Department mutually agree to in writing, to complete the Project and provide the Department with written notice of the same (the "Notice of Completion"). If the Agency fails to timely deliver the Notice of Completion, or if it is determined that the Project is not properly completed after receipt of the Notice of Completion, the Department, within its discretion may: 1) provide the Agency with written authorization granting such additional time as the Department deems appropriate to correct the deficiency(ies); or 2) correct the deficiency(ies) at the Agency's sole cost and expense,

**PUBLIC TRANSPORTATION  
GRANT AGREEMENT EXHIBITS**

without Department liability to the Agency for any resulting loss or damage to property, including, but not limited to, machinery and equipment. If the Department elects to correct the deficiency(ies), the Department shall provide the Agency with an invoice for the costs incurred by the Department and the Agency shall pay the invoice within thirty (30) days of the date of the invoice.

- q. The Agency shall implement best management practices for erosion and pollution control to prevent violation of state water quality standards. The Agency shall be responsible for the correction of any erosion, shoaling, or water quality problems that result from the construction of the Project.
- r. Portable Traffic Monitoring Site (PTMS) or a Telemetry Traffic Monitoring Site (TTMS) may exist within the vicinity of your proposed work. It is the responsibility of the Agency to locate and avoid damage to these sites. If a PTMS or TTMS is encountered during construction, the Department must be contacted immediately.
- s. During construction, highest priority must be given to pedestrian safety. If permission is granted to temporarily close a sidewalk, it should be done with the express condition that an alternate route will be provided, and shall continuously maintain pedestrian features to meet Americans Disability Act (ADA) standards.
- t. Restricted hours of operation will be as follows, unless otherwise approved by the Department's District Construction Engineer or designee (insert hours and days of the week for restricted operation): N/A
- u. Lane closures on the state road system must be coordinated with the Public Information Office at least two weeks prior to the closure. The contact information for the Department's Public Information Office is:

Insert District PIO contact info:  
800-780-7102

**Note: (Highlighted sections indicate need to confirm information with District Office or appropriate DOT person managing the Agreement)**

3. **Engineer's Certification of Compliance.** The Agency shall complete and submit and if applicable Engineer's Certification of Compliance to the Department upon completion of the construction phase of the Project.

**PUBLIC TRANSPORTATION  
GRANT AGREEMENT EXHIBITS**

**ENGINEER'S CERTIFICATION OF COMPLIANCE**

PUBLIC TRANSPORTATION GRANT AGREEMENT  
BETWEEN  
THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION  
and \_\_\_\_\_

PROJECT DESCRIPTION: \_\_\_\_\_

DEPARTMENT CONTRACT NO.: \_\_\_\_\_

FINANCIAL MANAGEMENT NO.: \_\_\_\_\_

In accordance with the Terms and Conditions of the Public Transportation Grant Agreement, the undersigned certifies that all work which originally required certification by a Professional Engineer has been completed in compliance with the Project construction plans and specifications. If any deviations have been made from the approved plans, a list of all deviations, along with an explanation that justifies the reason to accept each deviation, will be attached to this Certification. Also, with submittal of this certification, the Agency shall furnish the Department a set of "as-built" plans for construction on the Department's Right of Way certified by the Engineer of Record/CEI.

By: \_\_\_\_\_, P.E.

SEAL:

Name: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**PUBLIC TRANSPORTATION  
GRANT AGREEMENT EXHIBITS**

Form 725-000-02  
STRATEGIC  
DEVELOPMENT  
OGC 01/26

**EXHIBIT D**

**AGENCY RESOLUTION**

***PLEASE SEE ATTACHED***

**RESOLUTION NO. 00-26-09**

**A RESOLUTION APPROVING THE FLORIDA DEPARTMENT OF TRANSPORTATION GRANT AGREEMENT NO. 438493-1-94-01 AMENDMENT 1 AND ASSOCIATED RESOLUTION FOR REHABILITATION AND EXTENSION OF TAXIWAY A – DESIGN AT SPACE COAST REGIONAL AIRPORT.**

WHEREAS, on May 21, 2026, the Titusville – Cocoa Airport Authority in the regular session adopted Resolution No. 00-26-09, which approved a Florida Department of Transportation (FDOT) Grant Agreement No. 438493-1-94-01 Amendment 1 and associated resolution for Rehabilitation and Extension of Taxiway A - Design located at the Space Coast Regional Airport.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD THAT THE TITUSVILLE-COCOA AIRPORT DISTRICT (also known as Titusville – Cocoa Airport Authority) approves the above-referenced FDOT Grant Agreement and authorizes its Director of Airports, Kevin Daugherty, to sign the required documents.

This Resolution dated and adopted this 21st day of May 2026.

**ATTEST:**

**TITUSVILLE-COCOA AIRPORT DISTRICT**

\_\_\_\_\_  
John Craig  
Chairman

\_\_\_\_\_  
Kevin Daugherty, AAE  
Director of Airports

Approved as to form and legality:

\_\_\_\_\_  
Adam Bird  
Airport Attorney



## **ACTION ITEMS**

**2026 ELECTION OF OFFICERS  
AIRPORT AUTHORITY BOARD OF DIRECTORS  
OFFICERS POSITION (TREASURER)**



**FLY SPACE COAST**

TITUSVILLE-COCOA AIRPORT AUTHORITY

— TIX, COI, X21 —

## **DISCUSSION ITEMS**

**ACQUISITION OF RIVER FLY-IN BOX  
HANGARS AT MERRITT ISLAND AIRPORT.**



## MEMORANDUM

DATE: May 21, 2026

TO: Airport Authority Board Members

FROM: Kevin Daugherty, AAE  
Director of Airports

SUBJECT: COI Box Hangar Acquisition

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### Background

Staff has been evaluating the potential acquisition of the box hangar project at Merritt Island Airport. The project is located on the south side of Merritt Island Airport and includes a 1.0-acre lease area with eight nested box hangars (2,250 square feet MOL). The attached site plan depicts the hangar layout, aircraft access, apron and taxi lane improvements, drainage, utilities, fencing, sidewalk, and related site work.

The project is currently under construction and represents an opportunity for the Authority to acquire an asset that will generate new revenues and assist in addressing the continued demand for aircraft storage at Merritt Island Airport.

### Discussion

From an airport management standpoint, the acquisition would give the Authority control of an additional asset at Merritt Island Airport and allow us to manage the leases, rental rates, maintenance expectations, and long-term use of the property in a consistent manner.

This acquisition is important because hangar demand remains strong throughout our system of airports, and opportunities to acquire newly constructed aviation improvements do not come along often. This project will support the Authority's goal of strengthening recurring airport revenue.

Staff will continue developing the pro forma, acquisition cost, lease structure, financing options, condition of the improvements, insurance requirements, and any FAA or FDOT coordination that may be required. Once that work is complete, staff will bring the item back to the Board with a final recommendation.

### Requested Action

Staff is requesting Board direction to continue due diligence on the potential acquisition of the Merritt Island Airport box hangar project and present at the June meeting for consideration.

**Attachment** Site Plan Exhibit.

SITE DATA

Table with 3 columns: Item Number, Description, and Value. Includes fields for Application Name (River Fly-In Hangars), Project Number (2022-0002), Last ZC/BCC Approval Date (N/A), Tier (2200- UNINCORP DISTRICT 2), Land Use Designation (8640-BREVARD CTY), Zoning District (GML GOVERNMENT MANAGED LANDS), Overlay(s) (EXSD-SPECIAL DISTRICT), Tax Account Number/Parcel ID (2501003; 25-36-01-00-4), Existing Uses (8640- BREVARD CTY), Proposed Uses (8640- BREVARD CTY), Required/Proposed Gross Site Area (0.92 AC / 1.75 AC), Required/Proposed Net Site Area (40,000 SF / 76,098 SF), Existing/Proposed Density (136 SF, 1 UNIT / 0 SF, 0 UNITS / 18,000 SF, 2 UNITS), Existing/Proposed Density Bonus Program (N/A), Existing/Proposed Intensity (136 SF / 0 SF / 18,000 SF), Required/Existing/Proposed Parking (36\*\* / 0 / 8\*), Required/Existing/Proposed Accessible Parking (1 / 0 / 1\*), Required/Existing/Proposed Loading (0 / 0 / 0), Required/Existing/Proposed Building Number of Stories (1(45.84' MAX) / 1(12) / 1(28'4')), Required/Existing/Proposed Recreation (0 / 0 / 8(AIRCRAFT HANGAR BAYS WITH NO MAINTENANCE ALLOWED)), Required/Existing/Proposed Civic (0 / 0 / 0), Flood Zone Classification/Elevation (COASTAL FLOODPLAIN ZONE AE EL 4 FEET NAVD 1988).

GENERAL NOTES

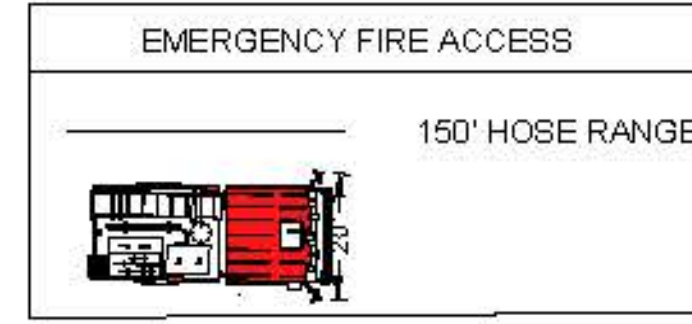
- 1. BEARINGS AND COORDINATE SYSTEM SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES, NAD 83.00
2. ELEVATIONS SHOWN HEREON ARE BASED ON BREVARD COUNTY DATUM (NAYD88) BASED ON COUNTY BENCHMARKS SHOWN HEREON.
3. UTILITY LOCATIONS SHOWN HEREON ARE LIMITED TO FIELD OBSERVATIONS OF ABOVE GROUND INSTALLATIONS AND THOSE FACILITIES THAT COULD BE ACCESSED FOR OBSERVATION BY FIELD CREW, AND THOSE SPECIFIC UNDERGROUND UTILITIES DESIGNATED BY OTHERS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR ANY ADDITIONAL UNDERGROUND FACILITIES WHICH MAY EXIST BUT ARE NOT DEPICTED ON THIS DRAWING.
4. PARCEL AND RIGHT OF WAY LINES SHOWN HEREON ARE BASED ON A BEST FIT WITH FOUND MONUMENTS INDICATING OCCUPATION AND ARE TAKEN FROM BREVARD COUNTY GIS DATABASE FOR REFERENCE PURPOSES ONLY. THIS IS NOT A BOUNDARY SURVEY.
5. NO ATTEMPT WAS MADE TO ABSTRACT THE PROJECT AREA FOR EASEMENTS OF RECORD. FIELD WORK FOR THIS PROJECT WAS PERFORMED IN 2022.
6. EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS WERE COMPILED FROM SURVEY AND AVAILABLE RECORDS. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITIES ENCOUNTERED DURING EXCAVATION INCLUDING THOSE WHICH EXISTENCE WAS UNKNOWN DURING THE PREPARATION OF THESE PLANS.
7. A GEOTECHNICAL INVESTIGATION REPORT BY CAL - TECH TESTING INC., DATED JUNE 13, 2022, IS PROVIDED IN THE CONTRACT DOCUMENTS.

- 7. ACCESS CONTROL TO SITE VIA ACCESS GATE, SHALL BE CLOSELY MONITORED. CONTRACTOR SHALL ASSIGN A PERSON (GATE GUARD) TO CONTROL ACCESS DURING DAILY CONSTRUCTION ACTIVITIES. USE OF THE ELECTRIC GATE OPERATOR FOR DAILY CONSTRUCTION ACTIVITIES IS NOT PERMITTED. CONTRACTOR SHALL COORDINATE WITH AIRPORT OPERATIONS.
8. CONTRACTOR STAGING AREA SHALL BE 6' CHAIN LINK FENCE WITH SCREEN. FENCING SHALL BE INSTALLED WITH POSTS DRIVEN IN GROUND TO A MINIMUM DEPTH OF 18". SAND BAGS WILL NOT BE PERMITTED FOR HOLDING STAGING FENCE IN PLACE.
9. CONTRACTOR TO VERIFY AND MAINTAIN HAUL ROUTE. HAUL ROUTE SHALL BE KEPT CLEAN OF DEBRIS AND DUST AT ALL TIME. PAYMENT SHALL BE PART OF MOBILIZATION LUMP SUM AND WILL INCLUDE RESTORATION TO ORIGINAL CONDITIONS OR BETTER UPON COMPLETION OF CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR DUST AND DIRT TRACKING CONTROL. NO WHEEL DIRT OR DEBRIS SHALL BE LEFT ON TAXIWAYS, APRONS, AND/OR PAVEMENT SURFACES AT ANYTIME. CONTRACTOR SHALL UTILIZE WHEEL WASHING STATIONS AS NEEDED. PAYMENT SHALL BE PART OF MOBILIZATION LUMP SUM.
11. EACH HANGAR WILL CONTAIN A 30 GALLON TRASH CAN WHERE ALL TRASH WILL BE STORED. IT WILL BE THE LESSEE'S RESPONSIBILITY TO TRANSPORT THEIR WASTE THAT IS COLLECTED TO THE COI DUMPSTER LOCATED WEST OF THE HANGARS IN THE ADJACENT PARKING LOT.
12. THERE WILL BE NO MAINTENANCE PERFORMED ON THE PREMISE. THE HANGARS WILL SOLELY BE USED FOR AERONAUTICAL STORAGE USE ONLY.

LEGAL DESCRIPTION :

THE MERRITT ISLAND AIRPORT, BEING A PORTION OF SECTIONS 1 AND 2, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING PARCEL TWO AND SUBMERGED LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 885, PAGE 1007, TOGETHER WITH PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2693, PAGE 2411, OFFICIAL RECORDS BOOK 3303, PAGE 3371 AND OFFICIAL RECORDS BOOK 1288, PAGE 129 ALL BEING OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Table with 3 columns: Building Designation / Type, Use, Intensity/Density. Includes rows for A / NESTED 4 BOX HANGAR (RECREATION VEHICLE STORAGE), B / NESTED 4 BOX HANGAR (RECREATION VEHICLE STORAGE), and a TOTAL AREA of 18,000 SF.



LEGEND

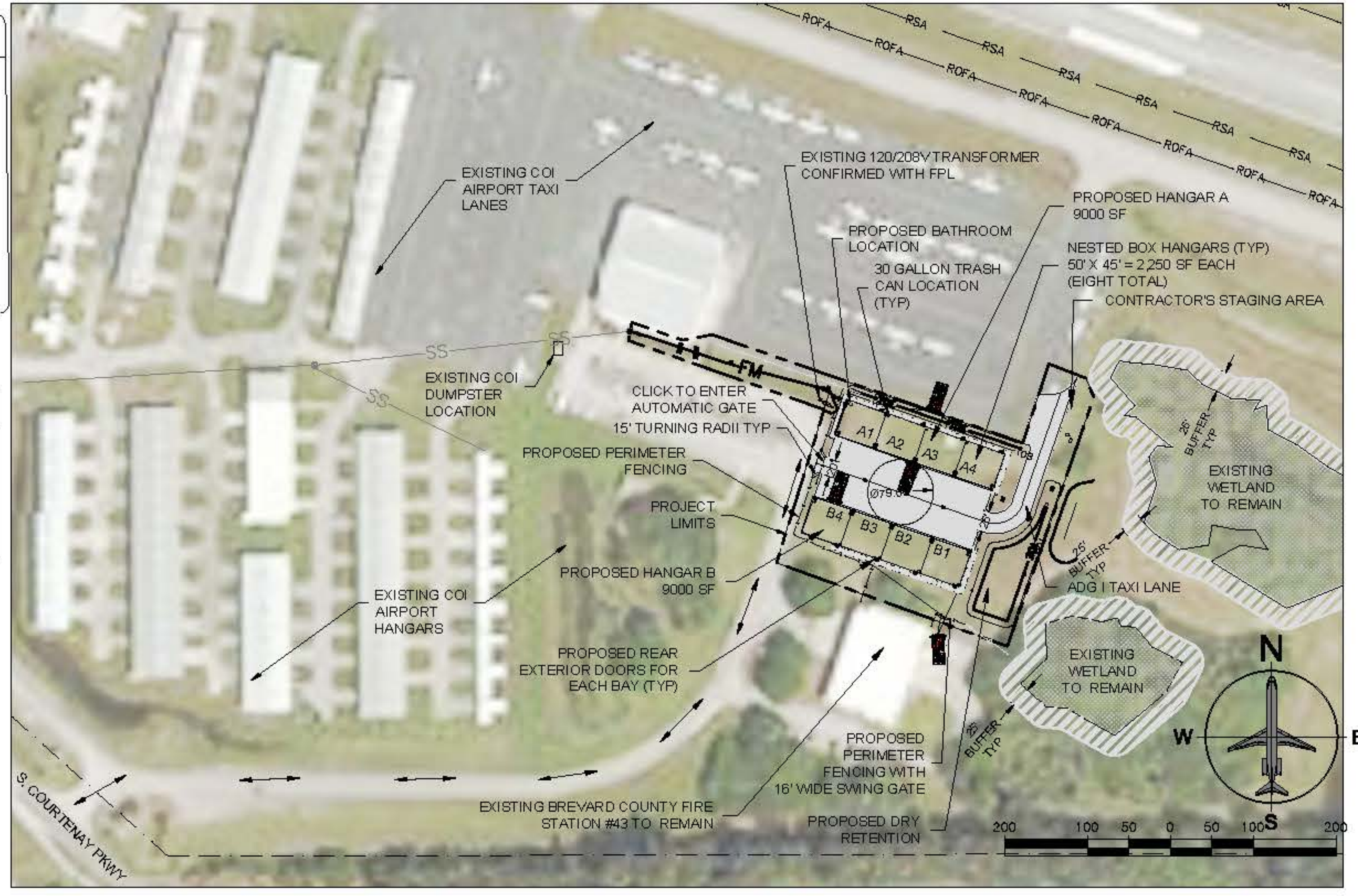
- MERRITT ISLAND AIRPORT (COI) PROPERTY LIMITS
ROFA - RUNWAY OBJECT FREE AREA
RSA - RUNWAY SAFETY AREA
PROJECT LIMITS
CONTRACTOR STAGING AREA
CONTRACTOR'S HAUL ROUTE

PARKING CALCULATIONS

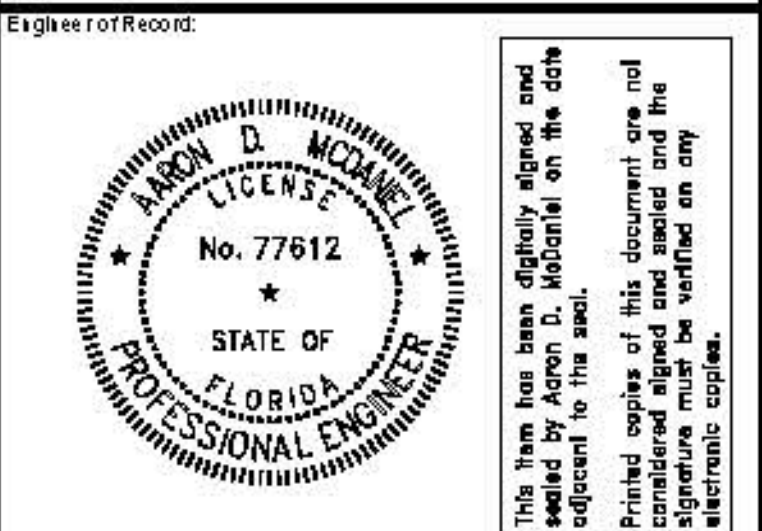
PARCEL AREA = 76,098 SF
BUILDING AREA = 18,000 SF
FLOOR AREA RATIO = 24%
TOTAL PARKING REQUIRED = 36\*\*
PARKING SPACES PROVIDED = 8\*\*
HANDI-CAP PARKING REQUIRED = 1
HANDI-CAP PARKING SPACES PROVIDED = 1\*

PROPERTY DEVELOPMENT REGULATIONS

Table with columns for Minimum Lot Dimensions (Size, Width, Depth, Density/GFA, FAR) and Minimum Building Setback / Separation (Front, Side, Street, Rear). Compares Required vs Proposed values.



601 HERITAGE DRIVE, SUITE 146-A JUPITER, FL 33458 (904) 955-8650 LICENSED & INSURED



Additional Notes / Comments:

REVISIONS

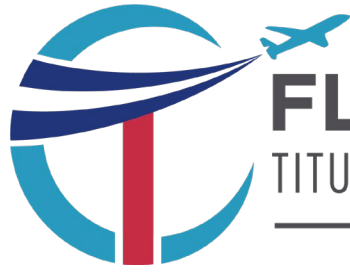
Table with columns: No., Description, Date, By. Includes one revision: BREVARD COUNTY REV, JAN 2022, CJK/RG.

RIVER FLY-IN HANGAR

SITE PLAN

Project Name: RIVER FLY-IN HANGAR
Drawing Number: G1.0

Vertical text on the left edge: Located: C:\Users\chitta\AMAC Inc. Dropbox\AMAC Files\02-Projects\River Fly-In, LLC\001 Hangar Development - PH 1\002-Design\001-CAD\G-1.0-SITE PLAN.dwg



**FLY SPACE COAST**

TITUSVILLE-COCOA AIRPORT AUTHORITY

— TIX, COI, X21 —

**REPORT**

**DIRECTOR OF AIRPORTS**



## MEMORANDUM

DATE: May 21, 2026

TO: Airport Authority Board Members

FROM: Kevin Daugherty, AAE  
Director of Airports

SUBJECT: Director's Report

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### Business Development

Discussions with **Project Forge** continue. The aerospace company is completing due diligence on the Authority-owned parcel located adjacent to State Road 407 at Space Coast Regional Airport. Forge is reviewing zoning, wetlands, access points, and developing initial conceptual site layouts for the property.

Staff continues to work with **Helicon Chemical Company**, based in Orlando. As previously discussed, Helicon develops custom high-performance composite materials for a variety of industries, including aerospace applications. The company develops materials at the chemical level to enhance strength, durability, and performance for specific customer needs. Helicon is interested in leasing approximately five acres of unimproved property at Space Coast Regional Airport and is working with Space Florida regarding potential funding assistance.

Staff attended a pre-development meeting with **321 Launch** and the City of Titusville to review the company's upcoming architectural and engineering submittal for site plan approval.

Staff recently met with **Orbite Space**, a company focused on preparing individuals for future commercial spaceflight. Orbite provides astronaut-style training, spaceflight preparation, simulator experiences, and other space-related programs for private individuals, executives, and future space travelers.

Staff also met with **MU-G Technologies**, a microgravity flight company focused on research, testing, and payload operations in reduced-gravity environments. The

company supports NASA, universities, and commercial customers by testing equipment, technology, and research payloads during specialized flight profiles that create short periods of weightlessness. MU-G recently purchased a Falcon 50 aircraft and has expressed interest in basing at TIX. A site visit will be scheduled in the next couple of weeks.

Staff met with **IMANNA Laboratory**, a Rockledge-based company that provides product testing and certification services. Their work has traditionally focused on the marine and boating industry, but the company also has testing capabilities that could translate into aerospace, advanced manufacturing, unmanned systems, and other technical applications. It was a good introductory meeting and another example of the type of specialized company we are seeing evaluate expansion opportunities in the North Brevard market.

Staff was contacted by **Williams Field Services Group** regarding a potential natural gas transportation pipeline project in Brevard County. The project is still in the early evaluation stage and may involve Authority-owned property. Williams has requested permission to access Authority property to conduct environmental and civil surveys as part of its route feasibility review and regulatory due diligence.

Staff continues to monitor the City of Titusville's new economic development efforts, including the establishment of the **City's Economic Development Organization** and Economic Development Board of Directors. The City recently moved forward with Board appointments and selected a preferred funding strategy through a restricted fund in the annual budget process.

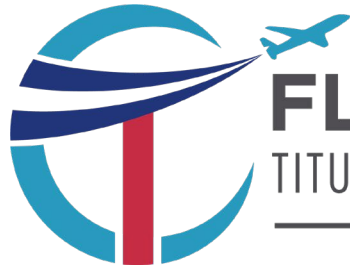
Staff had an introductory meeting with an **Advanced Air Mobility** company that is looking at opportunities in the region. The company is focused on next-generation aircraft that could support passenger travel, cargo movement, airport connectivity, emergency response, and other specialized transportation needs. The company is also having discussions with Space Florida regarding potential funding assistance.

### **Community Outreach**

Staff attended the Space Coast Transportation Planning Organization Technical and Citizen's Advisory Council meeting, as well as the Governing Board of Directors meeting, at the Center for Collaboration in Rockledge.

## **Upcoming Meetings**

- Accelerate Brevard – State of Space Symposium
  - Titusville Chamber of Commerce Executive & Board Committee
  - Space Florida Board of Directors Meeting
  - FloridaCommerce Gateway Advisory Council
  - SpaceX – External Manager Introductory Meeting
  - Space Coast Transportation Systems Management & Operations Consortium Meeting
-



**FLY SPACE COAST**

TITUSVILLE-COCOA AIRPORT AUTHORITY

— TIX, COI, X21 —

## **REPORT**

**DEPUTY DIRECTOR OF OPERATIONS & MAINTENANCE**

# Airport Project Updates

- TIX Challenger Avenue Extension Phase I Construction
- TIX SCIP Site Construction
- TIX Runway 18/36 Rehabilitation
- TIX Air Traffic Control Tower Construction
- TIX Taxiway A Rehabilitation
- COI Runway 11/29 Rehabilitation
- X21 FBO Apron Rehabilitation

- **PROJECT:** TIX Challenger Avenue Extension

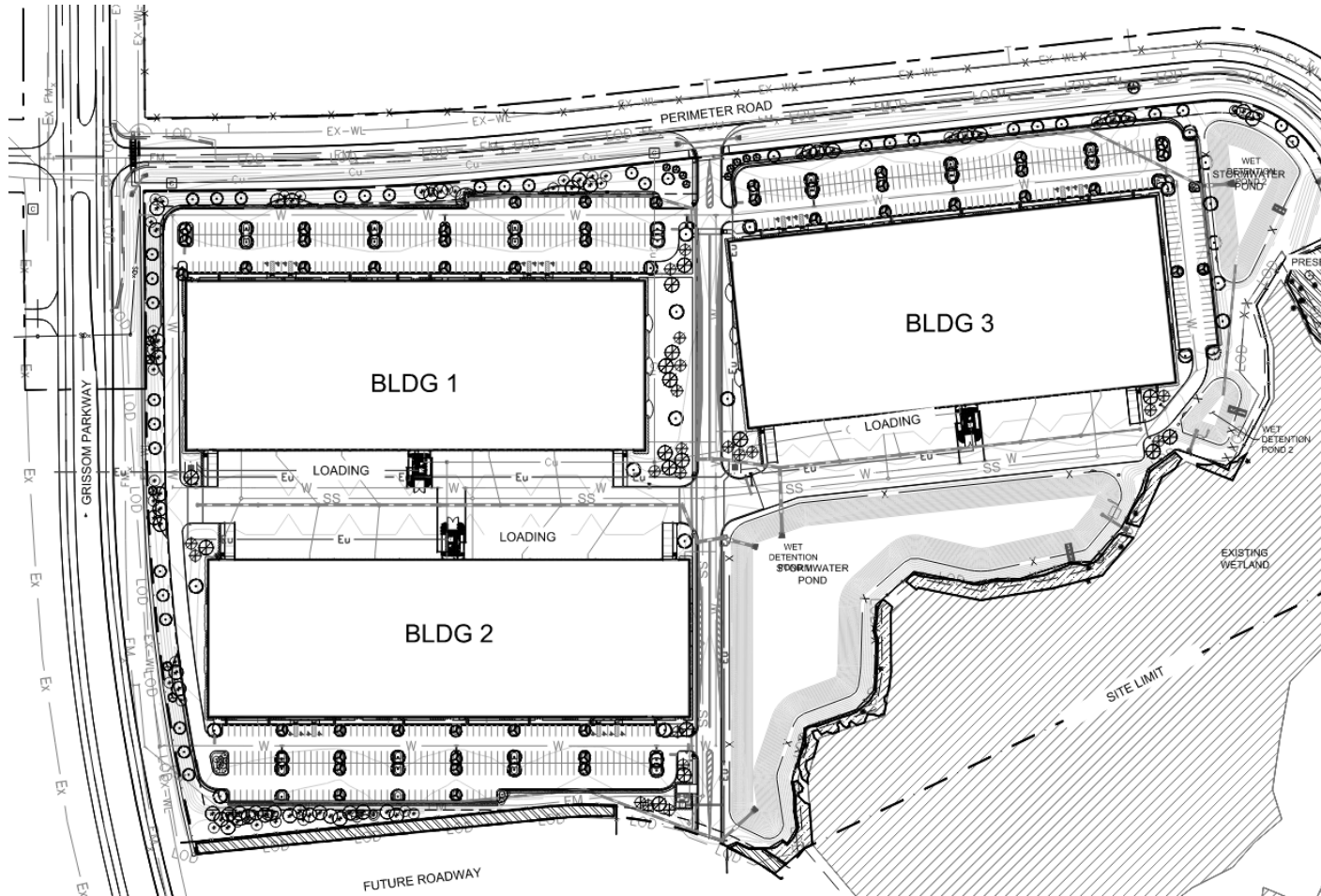
- Phase I Construction

- **BUDGET:** \$8,326,276.00 (Construction)

- **CURRENT STATUS:**

- Discussing pre-construction activities with Contractor
- Gopher Tortoises Permitting Underway (36 Burrows)
- COT Pre-Construction Meeting in June
- Construction to start in June





- **PROJECT:** TIX Space Coast Innovation Park Site Development Phase I Construction
- **BUDGET:** \$15m (Construction)
- **CURRENT STATUS:**
  - Grants and Contracts Executed
  - COT Pre-Construction Meeting in June
  - Relocate Gopher Tortoises in June
  - Construction to start in July



**PROJECT:** TIX Runway 18/36  
Rehabilitation

**BUDGET:** \$10,332,122

- (90% FAA, 8% FDOT, 2% Local)

**CURRENT STATUS:**

- Construction is complete.  
Working through punch list items
- Sod Placement Completed in May



- **PROJECT:** TIX Air Traffic Control Tower Construction

- **BUDGET:**
- \$8,875,000 (\$2,000,000 FAA, 80% FDOT, 20% Local) - Construction

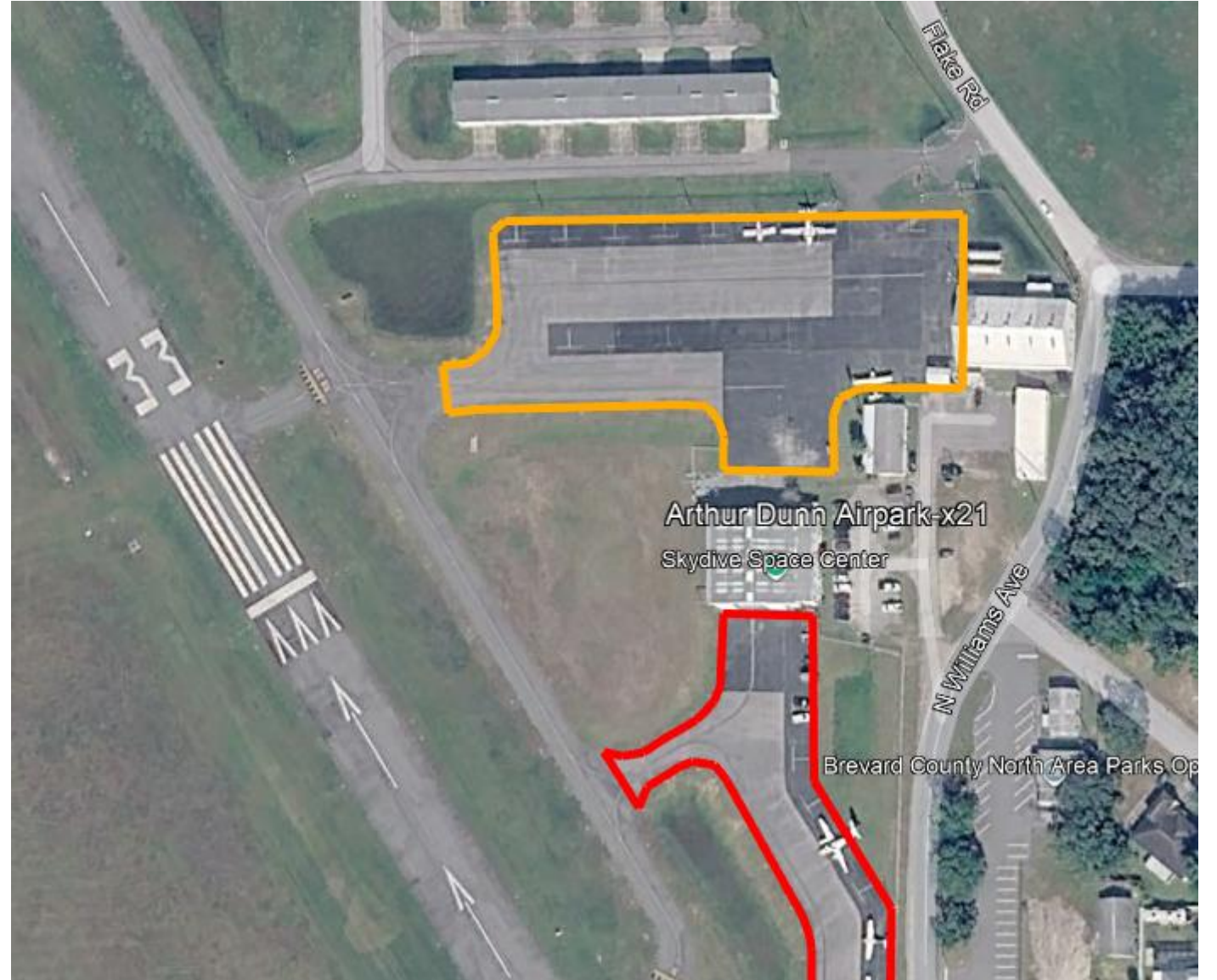
- **CURRENT STATUS:**
- Metal stairs complete
- Framing and Drywall underway
- MEP&FP underway
- Elevator Framing underway
- Rough Carpentry underway





- **PROJECT:** COI Runway 11/29 Rehabilitation
- **BUDGET:** \$5,082,458 (FAA, FDOT, and Local Funding)
- **CURRENT STATUS:** Construction expected summer 2026

- **PROJECT:** X21 FBO Apron Rehabilitation
- **BUDGET:** \$270,000
- **CURRENT STATUS:** Design underway. Construction grant anticipated in 2027.





**FLY SPACE COAST**

TITUSVILLE-COCOA AIRPORT AUTHORITY

— TIX, COI, X21 —

**REPORT**

**DEPUTY DIRECTOR OF FINANCE &  
ADMINISTRATION**

**TITUSVILLE COCOA AIRPORT AUTHORITY**  
**Check Register April 2026**

Vendor	Type	Num	Date	Amount
AAAE	Bill Pmt -Check	7968	04/03/2026	3,000.00
Advent Electric LLC	Bill Pmt -Check	7969	04/03/2026	970.00
Amazon Capital services	Bill Pmt -Check	7970	04/03/2026	66.59
AT&T	Bill Pmt -Check	7971	04/03/2026	362.33
AT&T Business	Bill Pmt -Check	7972	04/03/2026	833.73
AT&T Internet	Bill Pmt -Check	7973	04/03/2026	85.60
Brevard Uniform Co	Bill Pmt -Check	7974	04/03/2026	68.90
Carr, Riggs & Ingram	Bill Pmt -Check	7975	04/03/2026	12,500.00
City Of Titusville	Bill Pmt -Check	7976	04/03/2026	2,765.06
Dish	Bill Pmt -Check	7977	04/03/2026	92.12
Dynafire	Bill Pmt -Check	7978	04/03/2026	155.00
Faster Than Sound, Inc	Bill Pmt -Check	7979	04/03/2026	3,116.62
FPL	Bill Pmt -Check	7980	04/03/2026	1,974.11
FPL	Bill Pmt -Check	7981	04/03/2026	981.39
FPL	Bill Pmt -Check	7982	04/03/2026	697.04
FPL	Bill Pmt -Check	7983	04/03/2026	509.05
Gatto's Tires & Auto Service	Bill Pmt -Check	7984	04/03/2026	261.66
Lacy's Lock	Bill Pmt -Check	7985	04/03/2026	626.00
Mohsen Design Group Incorporated	Bill Pmt -Check	7986	04/03/2026	787.00
Public Risk Management of Florida	Bill Pmt -Check	7987	04/03/2026	101,425.00
Mission Square - 303301	Bill Pmt -Check	7988	04/03/2026	707.84
Robertson's Lawns Inc	Bill Pmt -Check	7989	04/03/2026	1,300.00
Scientific Lightning Solutions, LLC	Bill Pmt -Check	7990	04/03/2026	17,885.15
Southeast Services of CFL Inc.	Bill Pmt -Check	7991	04/03/2026	635.00
T's Handyman Service	Bill Pmt -Check	7992	04/03/2026	11,878.75
The Quotient Group	Bill Pmt -Check	7993	04/03/2026	1,500.00
Waste Management	Bill Pmt -Check	7994	04/03/2026	519.91
Waterbird Window Cleaning	Bill Pmt -Check	7995	04/03/2026	870.00
Robert Hunter	Bill Pmt -Check	7996	04/03/2026	390.60
Space Coast Aerospace LLC	VOID	7336	03/30/2026	-450.00
Scott Meade and Shaun Murray	Bill Pmt -Check	7997	04/03/2026	450.00
Timothy Hahn	Bill Pmt -Check	7998	04/03/2026	25.00
Jonathan B. Thompson	Bill Pmt -Check	7999	04/03/2026	200.00
Robert A. Serge	Bill Pmt -Check	8000	04/03/2026	200.00
Roosevelt L Jackson	Bill Pmt -Check	8001	04/03/2026	200.00
Luke Goossen	Bill Pmt -Check	8002	04/03/2026	200.00
RICONDO	Bill Pmt -Check	8003	04/03/2026	14,999.01
Advent Electric LLC	Bill Pmt -Check	8004	04/17/2026	3,265.00
Aerosimple LLC	Bill Pmt -Check	8005	04/17/2026	4,800.00
Amazon Capital services	Bill Pmt -Check	8006	04/17/2026	529.42
AT&T	Bill Pmt -Check	8007	04/17/2026	560.39
AVCON	Bill Pmt -Check	8008	04/17/2026	3,130.84

**TITUSVILLE COCOA AIRPORT AUTHORITY**  
**Check Register April 2026**

AVCON	Bill Pmt -Check	8009	04/17/2026	71,907.77
AVCON	Bill Pmt -Check	8010	04/17/2026	7,171.16
AVCON	Bill Pmt -Check	8011	04/17/2026	220,577.10
AVCON	Bill Pmt -Check	8012	04/17/2026	3,675.55
AVCON	Bill Pmt -Check	8013	04/17/2026	1,359.45
AVCON	Bill Pmt -Check	8014	04/17/2026	31,319.60
AVCON	Bill Pmt -Check	8015	04/17/2026	12,746.60
AVCON	Bill Pmt -Check	8016	04/17/2026	21,671.01
Brevard Uniform Co	Bill Pmt -Check	8017	04/17/2026	115.19
Culligan	Bill Pmt -Check	8018	04/17/2026	49.95
Dickerson Infrastructure, Inc	Bill Pmt -Check	8019	04/17/2026	53,675.95
Dynafire	Bill Pmt -Check	8020	04/17/2026	382.29
East Coast Fence & Guardrail	Bill Pmt -Check	8021	04/17/2026	3,820.00
FPL	Bill Pmt -Check	8022	04/17/2026	3,709.55
FPL	Bill Pmt -Check	8023	04/17/2026	3,113.77
FPL	Bill Pmt -Check	8024	04/17/2026	1,100.48
FPL	Bill Pmt -Check	8025	04/17/2026	832.92
Mission Square - 303301	Bill Pmt -Check	8026	04/17/2026	707.84
Davis Vision	Bill Pmt -Check	8027	04/17/2026	74.98
CHLIC	Bill Pmt -Check	8028	04/17/2026	467.78
Board of County Commissioners	Bill Pmt -Check	8029	04/17/2026	16,488.15
Standard Insurance Company	Bill Pmt -Check	8030	04/17/2026	771.38
Home Depot Credit Services	Bill Pmt -Check	8031	04/17/2026	6,307.71
Lacy's Lock	Bill Pmt -Check	8032	04/17/2026	585.00
Medfast Urgent Care Centers, LLC	Bill Pmt -Check	8033	04/17/2026	150.00
Mohsen Design Group Incorporated	Bill Pmt -Check	8034	04/17/2026	5,509.00
Nix Pest Management	Bill Pmt -Check	8035	04/17/2026	200.00
Paradise Signs and Graphics	Bill Pmt -Check	8036	04/17/2026	3,622.50
Parks CDJR of Titusville	Bill Pmt -Check	8037	04/17/2026	1,528.68
SES Environmental Resources Solutions LLC	Bill Pmt -Check	8038	04/17/2026	5,000.00
Southeast Services of CFL Inc.	Bill Pmt -Check	8039	04/17/2026	3,409.47
T's Handyman Service	Bill Pmt -Check	8040	04/17/2026	11,203.52
Whitebird Attorneys at Law	Bill Pmt -Check	8041	04/17/2026	6,104.95
Phillip Jones	Bill Pmt -Check	8042	04/17/2026	565.00
Robert Cevasco and Robin Cevasco	Bill Pmt -Check	8043	04/17/2026	180.00
Tammie Lizon	Bill Pmt -Check	8044	04/17/2026	50.00
Christopher I. Kachoureff	Bill Pmt -Check	8045	04/17/2026	200.00
Brian and Viviane Suydam	Bill Pmt -Check	8046	04/17/2026	200.00
Katie Brenna	Bill Pmt -Check	8047	04/17/2026	170.01
				695,798.42

**Titusville-Cocoa Airport Authority, Florida**  
**FINANCIAL STATEMENTS**  
**3/31/2026**

**Titusville-Cocoa Airport Authority**  
**Statements of Net Position**

	3/31/2026	9/30/2025
<b>ASSETS</b>		
<b>Current Assets</b>		
Cash and cash equivalents	\$ 568,625	\$ 783,886
Restricted cash and cash equivalents	351,182	323,198
Accounts receivable	116,855	329,676
Accrued receivables	870,920	870,920
Reserve for Bad Debt	(845,554)	(845,554)
Leases receivable	89,604	89,604
Due from other governments	2,122,903	2,538,809
Prepaid expenses	74,792	107,277
Total current assets	3,349,327	4,197,817
<b>Noncurrent capital assets</b>		
Land	13,621,899	13,621,899
Buildings and improvements	37,669,619	37,529,957
Runways and lighting	47,042,018	47,042,017
Furniture, fixtures, and equipment	721,898	679,076
Vehicles	1,261,417	1,261,417
Construction in process	19,222,197	12,637,262
Accumulated depreciation	(38,661,560)	(37,364,293)
Lease receivables	19,813,311	19,813,311
Total noncurrent capital assets	100,690,798	95,220,646
<b>Total assets</b>	<b>\$ 104,040,125</b>	<b>\$ 99,418,463</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
Deferred outflow related to pensions	\$ 245,654	\$ 245,654
Deferred outflow related to other post-employment benefits	15,072	15,072
<b>Total deferred outflows of resources</b>	<b>\$ 260,726</b>	<b>\$ 260,726</b>

**Titusville-Cocoa Airport Authority**  
**Statements of Net Position**

	<u>3/31/2026</u>	<u>9/30/2025</u>
<b>LIABILITIES</b>		
<b>Current liabilities</b>		
Accounts payable	\$ 73,099	\$ 427,962
Retainage payable	157,436	295,354
Accrued expenses and other liabilities	921,397	1,529,958
Truist - Line of Credit	1,152,458	663,924
ST - Note payable - USATS Bldg 1	-	240,000
Refundable deposits	352,122	331,198
Unearned revenue	875,950	950,678
Compensated absences	159,649	175,623
Total current liabilities	<u>3,692,111</u>	<u>4,614,696</u>
<b>Noncurrent liabilities</b>		
Net pension liabilities	951,873	951,873
Other post-employment benefits liability	28,512	28,512
Total noncurrent liabilities	<u>980,385</u>	<u>980,385</u>
<b>Total liabilities</b>	<u>\$ 4,672,496</u>	<u>\$ 5,595,081</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Deferred inflows related to pensions	305,740	305,740
Deferred inflows related to other post-employment benefits	5,488	5,488
Deferred inflows of leases	\$ 16,925,301	\$ 16,925,301
<b>Total deferred inflows of resources</b>	<u>\$ 17,236,529</u>	<u>\$ 17,236,529</u>
<b>NET POSITION</b>		
Net investment in capital assets	\$ 80,720,051	\$ 73,661,886
Restricted for airport improvements	995,081	995,081
Unrestricted	676,694	2,190,612
<b>Total net position</b>	<u>\$ 82,391,826</u>	<u>\$ 76,847,579</u>

**Titusville-Cocoa Airport Authority**  
**Statement of Revenues, Expenses and Changes in Net Position**  
**For the Six Months Ending March 31, 2026**

	Arthur Dunn	Space Coast		TCAA Airport Authority G&A	Consolidated
		Merritt Island	Space Station		
<b>Operating revenues</b>					
T-hangers	\$ 248,163	\$ 399,531	\$ -	\$ -	\$ 917,642
Fixed base operations	46,240	105,302	-	-	203,094
Building, land, and other leases	52,960	201,845	54,949	-	1,205,579
Miscellaneous revenue	100	1,263	160,990	-	162,353
<b>Total Operating Revenue</b>	<b>347,462</b>	<b>707,941</b>	<b>54,949</b>	<b>-</b>	<b>2,488,668</b>
<b>Operating expenses</b>					
Operating and maintenance expenses					
Wages and personnel expenses	71,368	149,980	396,670	154,253	785,299
Professional services	833	8,238	7,045	71,330	87,904
Communications and utilities	10,128	34,981	61,521	23,296	129,926
Insurance	46,405	73,535	157,456	-	277,396
Marketing & website	-	-	57	44,581	44,638
Repairs and maintenance	43,758	44,864	203,406	9,209	301,238
Materials and supplies	4,811	3,772	27,769	4,121	62,571
Gain/Loss Dispose Fixed Asset	-	-	93,942	-	93,942
Bad debt expense	-	-	-	-	-
<b>Total operating and maintenance expenses</b>	<b>177,303</b>	<b>315,369</b>	<b>947,810</b>	<b>324,769</b>	<b>1,782,915</b>
Non-cash operating expenses					
Depreciation	128,979	372,446	808,520	41,005	1,350,949
<b>Total operating expenses</b>	<b>306,282</b>	<b>687,816</b>	<b>1,756,329</b>	<b>324,769</b>	<b>3,133,864</b>
<b>Operating gain (loss)</b>	<b>41,181</b>	<b>20,126</b>	<b>(378,014)</b>	<b>(3,720)</b>	<b>(645,197)</b>
<b>Non-operating revenues (expenses)</b>					
Interest income	-	-	-	98	98
Insurance Proceeds	-	-	-	81,671	81,671
Interest expense	-	-	(3,562)	(16,268)	(19,830)
<b>Total non-operating revenues (expenses)</b>	<b>-</b>	<b>-</b>	<b>(3,562)</b>	<b>(16,171)</b>	<b>61,939</b>
Gain (Loss) before contributions	41,181	20,126	(381,576)	(3,720)	(583,258)
Capital contributions	59,157	66,147	6,002,202	-	6,127,505
<b>Change in net position</b>	<b>\$ 100,337</b>	<b>\$ 86,272</b>	<b>\$ 5,620,625</b>	<b>\$ (3,720)</b>	<b>\$ 5,544,247</b>
Net position, beginning of year					76,847,579
Net position, March 31, 2026					\$ 82,391,826

TITUSVILLE COCOA AIRPORT AUTHORITY

Budget to Actual Overview

March 2026

	Actual March 26	Budget Oct 25 - Sep 26	% Budget
Ordinary Income/Expense			
Income			
Grant Revenue	\$ 6,127,505	\$ -	
Aeronautical Revenue			
T-Hangar Leases	917,642	1,768,329	51.89%
Bldg Leases & Land Leases	805,446	1,660,094	48.52%
FBO Bldg, Land & Fuel Flowage	203,094	290,473	69.92%
Investment Fee	-	-	
Total Aeronautical Revenue	<u>1,926,182</u>	<u>3,718,896</u>	51.79%
Non-Aeronautical Revenue			
Bldg Leases	23,021	46,039	50.00%
Land Leases	261,563	412,717	63.38%
Storage Unit Leases	115,549	260,074	44.43%
Total Non-Aeronautical Revenue	<u>400,133</u>	<u>718,830</u>	55.66%
Misc. Income	128,448	2,507	5123.56%
Property Ins. Refund (VAC)	34,045		
Total Income	<u>8,616,313</u>	<u>4,440,233</u>	<u>194.05%</u>
Expense			
Fringe Benefits	233,490	529,853	44.07%
Operating Expenses			
Salaries & Wages	488,828	1,098,002	44.52%
Hiring Expenses	-	-	
Education & Training	9,191	20,000	45.95%
Professional Services	79,855	139,650	57.18%
Consulting Services	7,712	120,000	6.43%
Information Technology	338	7,300	4.62%
Contracted Services	31,317	56,000	55.92%
Insurance	277,396	539,106	51.45%
Office Equipment	4,749	12,900	36.81%
Office Services	2,730	11,600	23.53%
Memberships & Subscriptions	14,896	32,000	46.55%
Marketing	44,638	70,900	62.96%
Taxes, Permits & Fees	13,211	83,014	15.91%
Fuel Systems	12,044	30,000	40.15%
Repairs & Maintenance	270,782	615,154	44.02%
Utilities	116,205	204,000	56.96%
Capital Outlay	17,616	494,000	3.57%
Depreciation	1,350,949		
Bank Fees	10,323		
Gain/Loss Disposal Fixed Assets	93,942		
Bad Debt	-	-	
Total Expense	<u>3,080,211</u>	<u>4,063,979</u>	<u>75.79%</u>

For Management Use Only

TITUSVILLE COCOA AIRPORT AUTHORITY

Budget to Actual Overview

March 2026

	Actual March 26	Budget Oct 25 - Sep 26	% Budget
Net Ordinary Income	5,536,102	376,254	1471.37%
Other Income/Expense			
Other Income			
Interest Proceeds	81,671		
Interest Income	98	-	
Total Other Income	81,769	-	
Other Expense			
Development	813,748	110,695	735.13%
Hangar Acquisition	1,280,000	-	0.00%
Contingency	-	115,611	0.00%
Interest Expense	(19,830)	-	
Fraudulent Expense	-	-	
Total Other Expense	2,073,918	226,306	916.42%
Net Other Income	(2,011,980)	(226,306)	889.05%
	<u>\$ 5,598,040</u>	<u>\$ 149,948</u>	
Net Income			

**Titusville-Cocoa Airport Authority, Florida**  
**FINANCIAL STATEMENTS**  
**4/30/2026**

**Titusville-Cocoa Airport Authority**  
**Statements of Net Position**

	4/30/2026	9/30/2025
<b>ASSETS</b>		
<b>Current Assets</b>		
Cash and cash equivalents	\$ 720,831	\$ 783,886
Restricted cash and cash equivalents	381,822	323,198
Accounts receivable	120,939	329,676
Accrued receivables	870,920	870,920
Reserve for Bad Debt	(845,554)	(845,554)
Leases receivable	89,604	89,604
Due from other governments	1,933,384	2,538,809
Prepaid expenses	139,840	107,277
Total current assets	3,411,787	4,197,817
<b>Noncurrent capital assets</b>		
Land	13,621,899	13,621,899
Buildings and improvements	37,690,784	37,529,957
Runways and lighting	47,042,018	47,042,017
Furniture, fixtures, and equipment	722,053	679,076
Vehicles	1,305,740	1,261,417
Construction in process	20,354,428	12,637,262
Accumulated depreciation	(38,884,952)	(37,364,293)
Lease receivables	19,813,311	19,813,311
Total noncurrent capital assets	101,665,281	95,220,646
<b>Total assets</b>	<b>\$ 105,077,067</b>	<b>\$ 99,418,463</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
Deferred outflow related to pensions	\$ 245,654	\$ 245,654
Deferred outflow related to other post-employment benefits	15,072	15,072
<b>Total deferred outflows of resources</b>	<b>\$ 260,726</b>	<b>\$ 260,726</b>

**Titusville-Cocoa Airport Authority**  
**Statements of Net Position**

	4/30/2026	9/30/2025
<b>LIABILITIES</b>		
<b>Current liabilities</b>		
Accounts payable	\$ 94,124	\$ 427,962
Retainage payable	182,498	295,354
Accrued expenses and other liabilities	1,482,905	1,529,958
Truist - Line of Credit	572,314	663,924
ST - Note payable - USATS Bldg 1	-	240,000
Refundable deposits	381,897	331,198
Unearned revenue	924,808	950,678
Compensated absences	159,649	175,623
Total current liabilities	3,798,195	4,614,696
<b>Noncurrent liabilities</b>		
Net pension liabilities	951,873	951,873
Other post-employment benefits liability	28,512	28,512
Total noncurrent liabilities	980,385	980,385
<b>Total liabilities</b>	<b>\$ 4,778,580</b>	<b>\$ 5,595,081</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Deferred inflows related to pensions	305,740	305,740
Deferred inflows related to other post-employment benefits	5,488	5,488
Deferred inflows of leases	\$ 16,925,301	\$ 16,925,301
<b>Total deferred inflows of resources</b>	<b>\$ 17,236,529</b>	<b>\$ 17,236,529</b>
<b>NET POSITION</b>		
Net investment in capital assets	\$ 80,586,879	\$ 73,661,886
Restricted for airport improvements	995,081	995,081
Unrestricted	1,740,725	2,190,612
<b>Total net position</b>	<b>\$ 83,322,685</b>	<b>\$ 76,847,579</b>

**Titusville-Cocoa Airport Authority**  
**Statement of Revenues, Expenses and Changes in Net Position**  
**For the Seven Months Ending April 30, 2026**

	Arthur Dunn	Merritt Island	Space Coast Regional	Space Coast Space Station	TCAA Airport Authority G&A	Consolidated
<b>Operating revenues</b>						
T-hangars	\$ 290,076	\$ 465,627	\$ 314,809	\$ -	\$ -	\$ 1,070,512
Fixed base operations	53,840	123,458	61,257	-	-	238,554
Building, land, and other leases	61,493	235,647	1,028,367	64,107	-	1,389,615
Miscellaneous revenue	16,584	16,903	169,684	-	-	203,171
<b>Total Operating Revenue</b>	<b>421,993</b>	<b>841,635</b>	<b>1,574,117</b>	<b>64,107</b>	<b>-</b>	<b>2,901,852</b>
<b>Operating expenses</b>						
Operating and maintenance expenses						
Wages and personnel expenses	80,166	166,718	443,656	14,534	161,321	866,395
Professional services	972	8,441	13,074	619	78,110	101,215
Communications and utilities	11,527	40,577	70,606	-	26,744	149,454
Insurance	52,507	83,856	178,852	592	-	315,806
Marketing & website	-	-	-	67	47,637	47,704
Repairs and maintenance	48,575	57,984	223,374	-	9,234	339,167
Materials and supplies	7,197	5,194	23,752	4,820	28,903	69,864
Gain/Loss Dispose Fixed Asset	-	-	94,046	-	-	94,046
Bad debt expense	-	-	-	-	-	-
<b>Total operating and maintenance expenses</b>	<b>200,943</b>	<b>362,770</b>	<b>1,047,359</b>	<b>20,630</b>	<b>351,949</b>	<b>1,983,651</b>
Non-cash operating expenses						
Depreciation	150,235	433,832	942,551	47,764	-	1,574,382
<b>Total operating expenses</b>	<b>351,178</b>	<b>796,602</b>	<b>1,989,910</b>	<b>68,394</b>	<b>351,949</b>	<b>3,558,033</b>
<b>Operating gain (loss)</b>	<b>70,815</b>	<b>45,034</b>	<b>(415,793)</b>	<b>(4,287)</b>	<b>(351,949)</b>	<b>(656,181)</b>
<b>Non-operating revenues (expenses)</b>						
Interest income	-	-	-	-	98	98
Insurance Proceeds	-	-	-	81,671	-	81,671
Interest expense	-	-	(3,562)	-	(20,699)	(24,261)
<b>Total non-operating revenues (expenses)</b>	<b>-</b>	<b>-</b>	<b>(3,562)</b>	<b>81,671</b>	<b>(20,601)</b>	<b>57,508</b>
Gain (Loss) before contributions	70,815	45,034	(419,355)	77,384	(372,550)	(598,674)
Capital contributions	59,157	81,764	6,932,859	-	-	7,073,780
<b>Change in net position</b>	<b>\$ 129,972</b>	<b>\$ 126,798</b>	<b>\$ 6,513,504</b>	<b>\$ 77,384</b>	<b>\$ (372,550)</b>	<b>6,475,106</b>
Net position, beginning of year						76,847,579
<b>Net position, April 30, 2026</b>						<b>\$ 83,322,685</b>

TITUSVILLE COCOA AIRPORT AUTHORITY

Budget to Actual Overview

April 2026

	Actual April 26	Budget Oct 25 - Sep 26	% Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Grant Revenue	\$ 7,073,780	\$ -	
<b>Aeronautical Revenue</b>			
T-Hangar Leases	1,070,512	1,768,329	60.54%
Bldg Leases & Land Leases	936,986	1,660,094	56.44%
FBO Bldg, Land & Fuel Flowage	238,554	290,473	82.13%
Investment Fee	-	-	
<b>Total Aeronautical Revenue</b>	<b>2,246,052</b>	<b>3,718,896</b>	<b>60.40%</b>
<b>Non-Aeronautical Revenue</b>			
Bldg Leases	26,858	46,039	58.34%
Land Leases	290,813	412,717	70.46%
Storage Unit Leases	134,958	260,074	51.89%
<b>Total Non-Aeronautical Revenue</b>	<b>452,629</b>	<b>718,830</b>	<b>62.97%</b>
Misc. Income	169,126	2,507	6746.15%
Property Ins. Refund (VAC)	34,045		
<b>Total Income</b>	<b>9,975,632</b>	<b>4,440,233</b>	<b>224.66%</b>
<b>Expense</b>			
Fringe Benefits	321,788	529,853	60.73%
<b>Operating Expenses</b>			
Salaries & Wages	534,702	1,098,002	48.70%
Hiring Expenses	715	-	
Education & Training	9,191	20,000	45.95%
Professional Services	87,239	139,650	62.47%
Consulting Services	13,638	120,000	11.36%
Information Technology	338	7,300	4.62%
Contracted Services	35,433	56,000	63.27%
Insurance	315,805	539,106	58.58%
Office Equipment	5,524	12,900	42.82%
Office Services	3,163	11,600	27.26%
Memberships & Subscriptions	18,448	32,000	57.65%
Marketing	47,704	70,900	67.28%
Taxes, Permits & Fees	13,211	83,014	15.91%
Fuel Systems	18,088	30,000	60.29%
Repairs & Maintenance	304,788	615,154	49.55%
Utilities	135,733	204,000	66.54%
Capital Outlay	8,513	494,000	1.72%
Depreciation	1,574,382		
Bank Fees	15,588		
Gain/Loss Disposal Fixed Assets	94,046		
Bad Debt	-	-	
<b>Total Expense</b>	<b>3,558,034</b>	<b>4,063,979</b>	<b>87.55%</b>

For Management Use Only

TITUSVILLE COCOA AIRPORT AUTHORITY

Budget to Actual Overview

April 2026

	Actual April 26	Budget Oct 25 - Sep 26	% Budget
Net Ordinary Income	6,417,598	376,254	1705.65%
Other Income/Expense			
Other Income			
Interest Proceeds	81,671		
Interest Income	98	-	
Total Other Income	81,769	-	
Other Expense			
Development	980,966	110,695	886.19%
Hangar Acquisition	1,280,000	-	0.00%
Contingency	-	115,611	0.00%
Interest Expense	(24,261)	-	
Fraudulent Expense	-	-	
Total Other Expense	2,236,706	226,306	988.35%
Net Other Income	(2,179,198)	(226,306)	962.94%
	<u>\$ 6,475,106</u>	<u>\$ 149,948</u>	
Net Income			



**FLY SPACE COAST**

TITUSVILLE-COCOA AIRPORT AUTHORITY

— TIX, COI, X21 —

**REPORT  
AUTHORITY ATTORNEY**

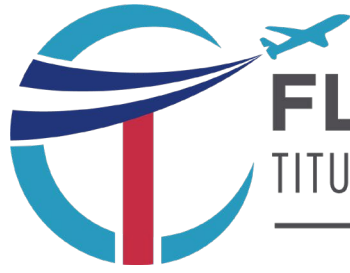


**FLY SPACE COAST**

TITUSVILLE-COCOA AIRPORT AUTHORITY

— TIX, COI, X21 —

**REPORTS**  
**AUTHORITY MEMBERS**



**FLY SPACE COAST**

TITUSVILLE-COCOA AIRPORT AUTHORITY

— TIX, COI, X21 —

**ADJOURN**