



MELBOURNE AIRPORT AUTHORITY BOARD MEETING
AGENDA

September 24, 2025, at 8:30 AM
Melbourne Orlando International Airport Board Room

Pledge of Allegiance

Airport Announcements

Action Items

Item A-1 Approval of the minutes for the July 16, 2025, Regularly Scheduled Board Meeting.

Item A-2 Recommendation to Approve Resolution 10-25 for the Airport Improvement Project Grant for the Taxiway A Rehabilitation Project with the Federal Aviation Administration in the Amount of \$26,574,914.

Taxiway A’s pavement is below the necessary pavement condition index standards and is in the process of being rehabilitated in the first phase of the Taxiway A Rehabilitation project. This action item is to approve the Federal Aviation Administration (FAA) grant for phase two of the project. This is a multi-year phased project to align with available grant funding. The funding for this portion of the project is as follows:

Source	Amount
FAA	\$ 26,574,914
FDOT	\$ 699,340
MAA	\$ 699,340
Total Funding	\$ 27,973,594

This FAA grant, which covers 95 percent of the eligible project costs, consists of multi-year entitlement grant funds through FY28 and discretionary funds. The Florida Department of Transportation grant has already been executed to cover the state’s portion of the project.

This project is budgeted with a pending budget amendment that will provide the necessary appropriation to proceed.

Staff recommends approval of Resolution 10-25 for the Airport Improvement Project Grant for the Rehabilitation of Taxiway A construction with the Federal Aviation Administration in the amount of \$26,574,914.00 and authorization for the Chairman to execute said resolution on behalf of the Authority.

Item A-3 Recommendation for Approval of Resolution 11-25 to Approve a Budget Amendment Increase of \$13,546,662 for the Taxiway A Rehabilitation Project.

The Airport has an approved project for the Taxiway A Rehabilitation project. The total budget approved in the FY24 budget was \$28,937,300, which was insufficient to complete the entire taxiway. After evaluating available grant funding, Airport staff opted to complete the project in two phases. Phase one is nearing completion and phase two

is slated to begin in November 2025. Airport staff obtained bids and secured the funding needed for phase two of the project. There is \$14,426,932 remaining from the original budget approval and an additional \$13,546,662 is needed to complete the project as the total cost for phase two is \$27,973,594.

This rehabilitation is vital as Taxiway A’s pavement is in poor condition and has reached the end of its useful life. The most recent 2019 evaluation from the Florida Department of Transportation (FDOT) Statewide Pavement Evaluation indicated that the Taxiway A pavement has numerous cracking, patching, and weathering areas, along with dislodged pieces of pavement that require rehabilitation. The taxiway has a Pavement Condition Index (PCI) of 69, while the state report recommends a minimum value of 70 for taxiways with a critical value of 65. If the milling and resurfacing are postponed, the pavement surface conditions will deteriorate and become more costly to repair.

Airport staff proposes funding the project with a Federal Aviation Administration (FAA) grant, which includes multi-year entitlements plus discretionary funds, an existing FDOT grant, and the local match funded by Airport reserves. The FAA grant for phase two provides 95 percent funding while the FDOT grant will provide 2.5 percent of the funding. Airport proposes to increase the capital budget by \$13,546,662.

Capital Projects Budget-Fund 861							
Total Capital Revenue Budget as of 09/08/25							183,853,385
					Increase		
	Account Number	Project Number	Original Budget	(Decrease)	Revised Budget		
FAA Grant Revenue	389500	50524	\$ 26,043,570	\$ 13,546,662	\$ 39,590,232		13,546,662
FDOT Grant Revenue	389600	50524	\$ 1,446,865		\$ 1,446,865		-
Airport Funds (MAA Share)	387014	50524	\$ 1,446,865		\$ 1,446,865		-
							13,546,662
Capital Revenue Budget After Transfer			\$ 28,937,300	\$ 13,546,662	\$ 42,483,962		197,400,047
Total Capital Expenditure Budget as of 09/08/25							183,853,385
		Project Number	Original Budget	Increase (Decrease)	Revised Budget		
Taxiway A Rehab		50524	\$ 28,937,300	13,546,662	\$ 42,483,962		13,546,662
							13,546,662
FY 25 Capital Expenditure Budget After Transfer			\$ 28,937,300	\$ 13,546,662	\$ 42,483,962		197,400,047

A budget amendment is required to appropriate the additional grant revenue and to approve the expenditure for the project. Staff recommends approval Resolution 11-25 to approve the budget increase of \$13,546,662.00 for Taxiway A Rehabilitation, and authorization for the Chairman to execute the resolution on behalf of the Authority.

Item A-4 Recommendation to approve a Purchase Order to AVCON, Inc. for the Professional Airside Engineering for the Phase 2 Taxiway A Rehabilitation Project for Construction Administration (CA) Services and Resident Project Representative (RPR) Services in an Amount Not-To-Exceed \$1,577,587.

AVCON, Inc. was awarded the design of the Taxiway A Project in September 2023. The design was completed in its entirety, but the Federal Aviation Administration (FAA) required that the design be split into two equal phases.

The FAA did not have enough funding for all of Phase 1 and staff, along with the engineers, met with the lowest responsive contractor to reduce the scope of the project to meet the current FAA funding. The scope not being

performed in Phase 1 of the project would be included in Phase 2 bid with the FAA expecting to fund the remaining work with grant funding available in 2025.

This Purchase Order is for the Construction Administrative (CA) services and Resident Project Representative Services for the Phase 2 work, which includes revising and updating the construction documents, review shop drawings and material submittals, monitoring the contractor’s work to ensure conformance with the plans and specifications and provide Quality Assurance testing services. This scope also includes monitoring and modifications to construction sequencing, conducting progress meetings, and the review of contractor payments. AVCON will also provide a qualified, full-time Resident Project Representative (RPR) to observe construction and ensure it is performed in reasonable conformance with the contract documents and in accordance with standard professional engineering practices. The RPR’s responsibilities will generally include measuring quantities, coordinating construction activities with airport operations, maintaining record drawings, providing recommendations for unforeseen conditions, promptly identifying problems or conflicts, and conducting employee interviews to ensure compliance with FAA grant assurances.

The overall Phase 2 schedule includes a 60-day mobilization and submittal period, 494 days of construction, which includes night work, and 60 days of punch list and final markings for a total period of 614 days. AVCON will provide general consultation and coordination related to the construction of Taxiway A.

The scope of work is included in the pending budget amendment, and the grant funding is included in grants issued by FAA and FDOT. This purchase order will be funded by 95 percent FAA grants, 2.5 percent Florida Department of Transportation (FDOT) grant and 2.5 percent Airport reserves.

Source	Amount
FAA	\$ 1,498,707
FDOT	\$ 39,440
MAA	\$ 39,440
Total Funding	<u>\$ 1,577,587</u>

Staff recommends the approval of a Purchase Order to AVCON, Inc. for the Professional Airside Engineering for the Phase 2 Taxiway A Rehabilitation Project for Construction Administration (CA) Services and Resident Project Representative (RPR) Services in an amount not-to-exceed \$1,577,587.00 and authorization for the Executive Director to execute said purchase order on behalf of Authority.

Item A-5 Recommendation to Award a Contract for the Phase 2 Taxiway A Rehabilitation Project to the Lowest Responsive Qualified bidder, Ranger Construction Industries, Inc., in an Amount Not-To-Exceed \$26,081,006.08.

Taxiway A was last resurfaced in 2009, which involved milling old asphalt to a minimal depth and overlaying with new asphalt. The latest pavement assessment as outlined in the 2022 Florida Department of Transportation (FDOT) Statewide Pavement Evaluation report, indicated a Pavement Condition Index (PCI) of 66 representing a “fair” condition rating. According to the state report, taxiways are recommended to maintain a minimum PIC value of 70.

The project was designed in two phases to receive maximize Federal Aviation Administration (FAA) grant funding for a comprehensive rehabilitation in 2024 and 2025, which includes new taxiway geometry per the new standards in FAA Advisory Circular 150/5300-13B. The project also includes taxiway lighting, signage improvements, and pavement markings. New paved shoulders are being constructed to meet the needs of larger commercial aircraft currently operating at the airport. Drainage and stormwater improvements are also included. Phase 1 of the project is nearing completion and is expected to be finished within the next 50 days.

Phase 2 of the project was bid in May with three bids being received as follows:

Masci General Contractors, Inc.	Port Orange, FL	\$24,869,979.63 (Non-responsive)
Ranger Construction Industries, Inc.	Ft. Pierce, FL	\$26,081,006.08
KCF Site Development	Melbourne, FL	\$28,786,687.39

The recommendation for award is to Ranger Construction Industries as it is the lowest responsive qualified bidder. While another bidder had a lower bid amount, it was non-responsive to the additional bid requirements of providing documentation of similar completed experience of past airport work.

Funding for this project has been secured through the FAA’s discretionary grant and entitlement grants. FDOT grant for this work was previously awarded as part of the Phase 1 scope of work. The funding of this contract will be as follows:

Source	Amount
FAA	\$ 24,776,956
FDOT	\$ 652,025
MAA	\$ 652,025
Total Funding	<u>\$ 26,081,006</u>

There is insufficient budget in the approved budget; however, Staff has a proposed budget amendment to cover this contract in the agenda item above.

Staff recommends the award of a Contract for the Phase 2 Taxiway “A” Rehabilitation Project to the lowest responsive qualified bidder, Ranger Construction Industries, Inc., in an amount not-to-exceed \$26,081,006.08 and authorization for the Executive Director to execute said contract on behalf of Authority.

Item A-6 Recommendation to Award a Purchase Order Change Order to Ivey’s Construction, Inc. under its Continuing Services Contract for the Ceiling Replacement in the Ticketing Areas for Replacement and Additional Conduit in an Amount Not-To-Exceed \$87,643.

As part of the existing terminal’s fire sprinkler system project, existing ceilings, mechanical, electrical, plumbing (MEP), and low voltage systems (LVS) will be replaced or upgraded as necessary. This includes the fire alarm, public address system, security access system, and security cameras.

Upon demolition of the existing ceiling, it was discovered that the existing conduit that was to be reused for the new lights was in poor condition, and no conduit was used for the Public Address (PA) System, which had been free-wired above the ceiling. With the new exposed ceiling, the PA System now requires conduit for all wiring.

There is sufficient budget in the approved capital budget to process this change order in the fire sprinkler project. The change order will be funded with existing grants as follows:

Source	Amount
FAA	\$ 78,879
FDOT	\$ 4,382
MAA	\$ 4,382
Total Funding	<u>\$ 87,643</u>

Staff recommends approval of a Purchase Order Change Order to Ivey’s Construction, Inc. under its continuing services contract for the ceiling replacement in the Ticketing areas for replacement and additional conduit in an amount not-to-exceed \$87,643.00 and authorization for the Executive Director to execute said purchase order on behalf of the Authority.

Item A-7 Recommendation to approve a Purchase Order to BRPH, Inc. under its Continuing Services Contract, for the Architectural Services for the Design of the Atrium Skylight in the Existing Terminal in an Amount Not-To-Exceed \$59,800.

The atrium skylight was replaced “in-kind” with the same skylight as the original as part of the Terminal Renovation and Expansion Project with. During Hurricane Milton, the skylight was damaged by uplift of the unit, and most recently, collapse of a portion of the system damaging it beyond repair.

The Airport’s insurance provided a temporary fix to the skylight to maintain a weathertight condition within the atrium. Replacement of the skylight is now required from the hurricane and could receive funding from the Federal Emergency Management Administration (FEMA).

BRPH was the original designer of the atrium skylight in 1988. The structural engineer who assisted the airport after the first hurricane noted that since the original design, standards for skylights have changed and the building codes now require a more robust system for wind uplift.

BRPH, under its continuing service contract, has completed the design of the existing terminal roof. With its current knowledge of the airport’s roof system and its knowledge of the original skylight, staff is recommending for it to provide a new design of the atrium skylight to meet the current building codes. This will go out for a hard-money bid where the airport must complete the project and submit the final costs to FEMA for possible reimbursement. Initially, project costs will be funded with Airport reserves; however, the Airport has been working with FEMA and intends to submit for reimbursement as this damage was the result of Hurricane Milton.

There is sufficient budget in the FY26 approved capital budget for this purchase order.

Upon completion of the design, BRPH will assist in the bid process. Once the bids are received, the lowest responsive qualified bidder will be brought to the Board for approval.

Staff recommends approval of a Purchase Order to BRPH, Inc. under its Continuing Services Contract, for the Architectural Services for the design of the atrium skylight in the existing terminal in an amount not-to-exceed \$59,800.00 and authorization for the Executive Director to execute said purchase order change order on behalf of Authority.

Item A-8 Recommendation to Approve a Change Order to Southern Fire Protection for the Additions and Modifications to the Fire Sprinkler System within the Existing Terminal and at the Temporary Baggage Screening Facility in an Amount Not-To-Exceed \$595,764.

The Board approved an initial contract to Southern Fire Protection in September 2022 for the design of a new fire sprinkler system within the existing terminal that was not part of the Terminal Renovation and Expansion Project.

In a mutual understanding with the City of Melbourne’s Building Department, Airport staff agreed to complete the remaining fire sprinkler work in phases over the next three years. Most of the work has been completed except for the ticketing area, which is currently being installed, the atrium, which will be done upon completion of the replacement skylight, and the new baggage screening area and temporary facility.

It was assumed that the existing fire sprinklers within a portion of the baggage screening facility would remain and be reused. As work began on the ticketing fire sprinkler system, it was discovered that most of the piping installed under the Terminal Expansion and Renovations Project had been undersized to meet the current needs of the new baggage screening facility.

There is budget available in the approved capital budget in the Fire Sprinkler Upgrade project to process this change order. There are Federal Aviation Administration (FAA) and Florida Department of Transportation (FDOT) grant funds in already executed grants available for this change order. Proposed funding of the change order is as follows:

Source	Amount
FAA	\$ 536,188
FDOT	\$ 29,788
MAA	\$ 29,788
Total Funding	\$ 595,764

This change is to demolish and modify the existing fire sprinkler system in portions of the baggage screening area and to upsize piping to meet the current demands of the now 150 pounds per square inch (PSI) fire sprinkler system.

CO	Description	Amount	Rev Contract \$	Remarks
	Contract amount	\$ 88,450.00	\$ 88,450.00	Board Approved 9/28/22
CO-01	Remaining Fire System	\$ 956,590.00	\$ 1,045,040.00	Sprinkler System Only *
CO-02	FDC & In-Line	\$ 99,310.00	\$ 1,144,350.00	FDC & In-Line
CO-03	Mezz Mods & Temp Bags	\$ 595,764.00	\$ 1,740,114.00	
	Current Change Order Sum	\$ 595,764.00		
	Total Contract Changes to Date		\$ 1,651,664.00	
* This work does not include: ceilings, lights, electrical, low voltage, mechanical, or plumbing				

Staff recommends approval of a Change Order to Southern Fire Protection for the additions and modifications to the Fire Sprinkler System within the existing terminal and at the Temporary Baggage Screening Facility in an amount not-to-exceed \$595,764.00 and authorization for the Executive Director to execute said agreement on behalf of Authority.

Item A-9 Recommendation to Approve the First Amendment to Dassault Falcon Jet (DFJ) Ground Lease.

The Authority executed a Commercial Ground Lease Agreement with DFJ on September 28, 2022, prior to DFJ’s commencement of its construction project, and the general purpose of the proposed First Amendment is to largely reflect the current development and related needs of DFJ for the project, including adding Parcel 4 (as defined in the current lease) to DFJ’s leasehold. As per the terms of the original lease, DFJ is responsible for any costs that exceed the \$6M grant awarded to the Authority by FDOT to improve Parcel 4, and those improvements have now been completed, with the total cost of such improvements to Parcel 4 exceeding the FDOT grant by \$1,367,000. To offset this unexpected expense, staff negotiated a rate and abatement schedule that allows the Authority to recover this overage from DFJ while remaining in strict compliance with its Grant Assurances. Additionally, staff negotiated a per-square-foot rate for Parcel 4 with DFJ that is above fair market value to account for additional front-end incentives as part of future development plans for DFJ’s campus.

The salient points are as follows.

- Revised Term: 30 years with two 10-year options - 50 years total
- Lease Rate: \$0.65 psf for Parcel 4 (existing lease rates remain the same)
- Incentives: 70% of rent for Parcel 4 will be abated for 15 years (existing lease terms on other parcels remain the same)
- Total Revenue During Abatement Period (Parcel 4): \$675,288

- Total Revenue Remaining 35 Years (Parcel 4): \$5,252,240 (Not including CPI adjustments)
- Total Revenue for 50 Year Lease (Parcel 4): \$5,927,528
- Taxes and Fees: Paid by DFJ

Staff recommend approval of the First Amendment with Dassault Falcon Jet and authorization for the Executive Director to execute said amendment on behalf of the Authority.

Information Items

Item I-1 Financial Update

Item I-2 Operations Update

Item I-3 Construction Projects Update

Item I-4 Business Development and Marketing Update

Public Speakers

Adjournment

Pursuant to 286.0105, Florida Statutes, the Airport hereby advises the public that if a person decides to appeal any decision made by the Airport Authority with respect to any matter considered at its meeting or hearing, he/she will need a record of the proceedings, and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the Airport (321) 723-6227 at least 48 hours prior to the meeting.

MELBOURNE ORLANDO INTERNATIONAL AIRPORT
Income Statement
July 31, 2025

	Year To Date Actual			
	7/31/2025	7/31/2024	\$ change	% change
Operating Revenue				
Airline Landing Fees	668,336	554,698	113,638	20%
Airline Service Fees	2,615,841	2,405,656	210,185	9%
Land & Bldg Lease Rents	10,222,359	9,290,912	931,448	10%
Terminal Rents	262,846	239,057	23,788	10%
Parking Lot Fees	1,693,749	1,828,310	(134,562)	-7%
Car Rental Concessions	1,434,488	1,443,060	(8,572)	-1%
Restaurant Concessions	298,590	313,408	(14,818)	-5%
Mobile Home Park Rent	679,426	1,697,571	(1,018,146)	-60%
T-Hangar Rentals	72,184	72,452	(269)	0%
Operating Grant Revenue	372	70,695	(70,322)	-99%
Other	742,960	674,415	68,545	10%
Total Operating Revenues	18,691,150	18,590,234	100,915	1%
Operating Expense:				
Personnel Services	5,463,668	4,830,891	632,777	13%
Contract Services	7,203,346	7,130,092	73,253	1%
Police & Fire Services	1,156,630	1,122,155	34,475	3%
Maintenance and Operations	3,946,860	4,971,556	(1,024,696)	-21%
Other	221,676	167,410	54,267	32%
Total Operating Expenses	17,992,180	18,222,105	(229,925)	-1%
Operating Income (Loss)	698,970	368,129	330,840	
Non-Operating Revenue (Expense):				
Passenger Facility Charges	1,084,181	1,166,833	(82,652)	-7%
Customer Facility Charges	1,268,104	1,223,656	44,448	4%
CARES Grant Revenue	-	2,262,865	(2,262,865)	-100%
Gain (Loss) on Sale of Assets	37,653,612	(340,344)	37,993,956	-11163%
Interest Income (Loss)	2,076,719	1,285,449	791,270	62%
Ad Valorem Tax Revenue	1,436,575	1,069,070	367,505	34%
Ad Valorem Tax Expense	(1,446,212)	(1,035,152)	(411,059)	40%
Interest Expense	(150,150)	(170,625)	20,475	-12%
Total Non-Operating Revenue (Expense)	41,922,829	5,461,752	36,461,077	
Net Income (Loss) Before Depreciation*	42,621,799	5,829,881		

* Net Income before capital contributions, capital equipment, and transfers

MELBOURNE ORLANDO INTERNATIONAL AIRPORT
Statement of Revenues, Expenditures and Changes in Fund Net Assets
July 31, 2025

	YTD Actual	Annual Budget	% of Budget
Operating Revenues:			
Airline Landing Fees	668,336	803,671	83%
Airline Service Fees	2,615,841	3,083,057	85%
Land & Bldg Lease Rents	10,222,359	12,130,306	84%
Terminal Rents	262,846	332,537	79%
Parking Lot Fees	1,693,749	2,171,895	78%
Car Rental Concessions	1,434,488	1,819,701	79%
Restaurant Concessions	298,590	400,000	75%
Mobile Home Park Rent	679,426	-	#DIV/0!
T-Hangar Rentals	72,184	-	#DIV/0!
Operating Grant Revenue	372	-	#DIV/0!
Other	742,960	752,077	99%
Total Operating Revenues	18,691,150	21,493,244	87%
Operating Expense:			
Personnel Services	5,463,668	6,786,550	81%
Contract Services	7,203,346	8,387,908	86%
Police & Fire Services	1,156,630	1,491,260	78%
Maintenance and Operations	3,946,860	7,722,201	51%
Other	221,676	260,000	85%
Total Operating Expenses	17,992,180	24,647,919	73%
Operating Income (Loss)	698,970	(3,154,675)	
Non-Operating Revenue (Expense):			
Passenger Facility Charges	1,084,181	1,419,771	76%
Customer Facility Charges	1,268,104	1,266,057	100%
CARES Grant Revenue	-	-	#DIV/0!
Gain (Loss) on Sale of Assets	37,653,612	33,380	112803%
Interest Income (Loss)	2,076,719	2,640,110	79%
Ad Valorem Tax Revenue	1,436,575	2,062,537	70%
Ad Valorem Tax Expense	(1,446,212)	(2,113,530)	68%
Interest Expense	(150,150)	(277,400)	54%
Total Non-Operating Revenue (Expense)	41,922,829	5,030,925	
Net Income (Loss) before			
Depreciation, Transfers, and Capital Contributions	42,621,799	1,876,250	
Depreciation Expense	(22,002)	-	
Machinery and Equipment	(597,645)	(806,000)	74%
FAA Equipment Grant	-	-	#DIV/0!
Intra Transfer to Airport Capital	-	(2,520,000)	0%
Net Income (Loss) After Transfers	42,002,151	(1,449,750)	

Melbourne Orlando International Airport
Top 10 Operating Revenues
7/31/2025

Rank	Description	YTD FY 2025	FY 25 % of Total Rev	YTD FY 2024	FY 24 % of Total Rev	\$ Change	% Change
1	Airfield Facilities Rental	6,097,239	33%	5,574,788	30%	522,451	9% A
2	Commercial Business Center Rent	3,131,988	17%	2,752,488	15%	379,500	14% B
3	Ground Handling Revenue	1,841,527	10%	1,614,217	9%	227,310	14% C
4	Parking Revenue	1,693,749	9%	1,828,310	10%	(134,561)	-7%
5	Car Rental Concession	1,434,488	8%	1,443,060	8%	(8,572)	-1%
6	Terminal Rent-Airline	823,303	4%	841,431	5%	(18,128)	-2%
7	Hangar Rent	715,883	4%	715,883	4%	-	0%
8	Tropical Haven Revenue	679,426	4%	1,697,571	9%	(1,018,145)	-60% D
9	Landing Fees	668,336	4%	554,698	3%	113,638	20% E
10	Terminal Concessions	298,590	2%	313,408	2%	(14,818)	-5%
Total Top 10 Operating Revenue		17,384,529	93%	17,335,854	93%	48,675	
Other Operating Revenue		1,306,621	7%	1,254,380	7%	52,241	4%
Total Operating Revenue		18,691,150	100%	18,590,234	100%	100,916	1%

A Increase due to 5 year rate adjustment for anchor tenant; 2 tenants had leased property that is coming off of the abatement period, and increases for CPI adjustments for several smaller tenants.

B Increase due to CPI adjustments on several leases, the addition of new leases (Chamber of Commerce and Poseidon), and one of the tenants that had a rent abatement period that ended.

C Revenue is higher due to end of fee waiver period for qualifying routes for various airlines (TUI, Sun Country, Allegiant).

D Tropical Haven mobile home park was sold in January 2025 so there is only 3.5 months of tropical haven revenue for FY 25.

E Landing fee revenue increase is due to rate adjustment that went into effect on 10/1/24 coupled with several airline routes coming off of their fee waiver period (TUI and some Allegiant routes).

Melbourne Orlando International Airport
Top 10 Operating Expenses
7/31/2025

Rank	Description	YTD FY 2025	FY 25 % Operating Expense	YTD FY 2024	FY 24 % Operating Expense	\$ change	% change
1	Personnel	5,463,668	30%	4,830,891	27%	632,777	13% A
2	Other Contract Services	5,207,562	29%	5,208,740	29%	(1,178)	0%
3	Fire Services	1,126,469	6%	1,109,168	6%	17,301	2%
4	Contractual Employee	931,665	5%	1,012,886	6%	(81,221)	-8% B
5	Electric	672,300	4%	704,534	4%	(32,234)	-5%
6	Consulting Fees	598,841	3%	483,268	3%	115,573	24% C
7	Risk Management	498,280	3%	482,278	3%	16,002	3%
8	R&M-A/C	225,117	1%	186,883	1%	38,234	20% D
9	Landscaping/Irrigation	184,282	1%	292,111	2%	(107,829)	-37% E
10	R&M-Building	182,597	1%	268,770	1%	(86,173)	-32% F
Total Top 10 Operating Expense		15,090,781	84%	14,579,529	80%	511,252	
Other Operating Expense		2,901,399	16%	3,642,576	20%	(741,177)	-20%
Total Operating Expense		17,992,180	100%	18,222,105	100%	(229,925)	-1%

A Increase is due to several factors including increase in overtime due to Hurricane Milton, across the board pay adjustments, increase in FRS contribution rates, and positions that were vacant last year have been filled, particularly in the Airport Police division.

B Decrease is due to adjustments made to right size the staffing needed to maintain the terminal (the needed labor hours has been adjusted to correlate with the passenger volumes. This was partially offset by using a contract employee to fill the marketing position this year; last year this was filled with an Airport FTE (Note: this position has been filled with an Airport FTE effective 3/31/25)

C Consulting expense higher due to non-recurring costs incurred in FY 25 related to Air Service Development (study-\$42,045; Adept Air Svc development-\$12,738 higher), Parking Study (\$11,424 increase), and appraisals/review appraisals for Tropical Haven Sale as well as other properties (\$29,500 increase).

D Increase is due to new contract for preventative maintenance where the number of a/c units maintained was increased; In July, one of the airport's 2 chillers stopped functioning so the airport is renting one until the unit is replaced (\$14k/month).

E Landscaping/Irrigation expense is lower due to changing landscaping companies from Mow-Tivated (averaged \$29k/month) to Bob's Landscaping and Yarnique (averaged \$19k/month for both).

F Decrease due to non-recurring costs incurred last year such as the emergency repair work at 1135 Nasa for a water leak (\$26k), repairs to the loading dock (31k), and re-wiring of the common use technology system \$35,000)

Melbourne Orlando Int'l Airport
Cash Flow Projection
8/26/2025

	August-25	September-25	October-25	November-25	December-25	January-26	February-26	March-26	April-26	May-26	June-26	July-26
Beginning Cash/Investment Balance	\$ 27,198,310	\$ 26,033,923	\$ 22,529,809	\$ 26,781,531	\$ 20,071,401	\$ 22,769,229	\$ 20,535,056	\$ 22,476,880	\$ 20,832,687	\$ 23,543,696	\$ 21,034,780	\$ 22,606,448
Operating Revenue	1,948,019	1,948,019	2,093,113	2,093,113	2,093,113	3,572,234	2,093,113	2,093,113	2,093,113	2,093,113	2,093,113	2,093,113
Less: Prepaid Rent Recorded as Deferred Revenue	(27,272)	(27,272)	(27,272)	(27,272)	(27,272)	(27,272)	(27,272)	(27,272)	(27,272)	(27,272)	(27,272)	(27,272)
Plus: Annual Land Option Revenue								212,355		578,148		
Plus: Monthly Collections Ad Valorem Tax	173,891	173,891	173,891	173,891	173,891	173,891	173,891	173,891	173,891	173,891	173,891	173,891
Operating Expense:												
Liability Insurance											(20,000)	(92,051)
Personnel	(559,687)	(559,687)	(559,687)	(559,687)	(581,472)	(581,472)	(581,472)	(581,472)	(581,472)	(581,472)	(581,472)	(581,472)
TUI Marketing Incentive Payment												
Debt Payment (Interest)				(110,945)						(110,945)		
Maintenance and Operations Expense	(1,339,923)	(1,339,923)	(1,339,923)	(1,339,923)	(1,479,425)	(1,479,425)	(1,479,425)	(1,479,425)	(1,479,425)	(1,479,425)	(1,479,425)	(1,479,425)
Ad Valorem Tax Payment				(3,435,174)								
Net Increase (Decrease) in Cash Flow from Operations	195,028	195,028	340,122	(3,205,997)	178,836	1,657,957	178,836	391,191	178,836	646,039	158,836	86,785
Total Capital Outlay	(4,268,612)	(7,167,014)	(4,068,794)	(4,280,752)	(4,045,500)	(4,130,000)	(3,675,000)	(2,898,000)	(2,400,000)	(2,375,000)	(2,320,000)	(2,250,000)
Principal Payment-Outstanding Debt										(1,842,000)		
Total Capital Grant Revenue	2,662,990	3,225,999	7,740,718	527,072	6,343,652	50,000	5,238,488	625,000	4,668,488	750,000	3,440,801	3,440,801
PFC Collections (Reimbursement of Eligible Costs)	130,149	127,858	126,696	111,561	95,611	81,337	86,372	102,874	114,161	135,098	126,433	130,221
CFC Collections	116,058	114,015	112,979	137,987	125,229	106,533	113,128	134,742	149,524	176,947	165,598	170,559
Net Increase (Decrease) in Cash From Capital and Debt	(1,359,415)	(3,699,142)	3,911,599	(3,504,133)	2,518,992	(3,892,130)	1,762,989	(2,035,384)	2,532,173	(3,154,955)	1,412,832	1,491,581
Beginning Cash/Investments	27,198,310	26,033,923	22,529,809	26,781,531	20,071,401	22,769,229	20,535,056	22,476,880	20,832,687	23,543,696	21,034,780	22,606,448
Ending Cash/Investments	26,033,923	22,529,809	26,781,531	20,071,401	22,769,229	20,535,056	22,476,880	20,832,687	23,543,696	21,034,780	22,606,448	24,184,814

Melbourne Orlando Int'l Airport
Cash Flow Projection - Capital Exp and Grant Revenue
8/26/2025

Capital Project Expenditures	Prior Expend	August-25	September-25	October-25	November-25	December-25	January-26	February-26	March-26	April-26	May-26	June-26	July-26
Term Upgrade-Restrooms Gate Belt etc	(4,016,642)	(185,764)	(350,000)	(400,000)	(310,752)								
Term Upgrade-Fire Sprinkler/Plumbing	(1,054,140)	(111,500)	(400,000)	(400,000)	(500,000)	(500,000)	(500,000)	(400,000)	(300,000)				
In Line Baggage System-Construction	(2,119,049)	(2,240,934)	(2,250,000)	(2,250,000)	(2,250,000)	(2,250,000)	(2,250,000)	(2,250,000)	(2,250,000)	(2,250,000)	(2,250,000)	(2,250,000)	(2,250,000)
Northside Expansion													
Northside Exp-T/W M Ext	(3,143,966)	-	(115,007)										
Project Vista Site Improvements	(8,630,457)	(453,546)	(895,997)										
Taxiway A Rehab	(10,546,461)	(993,112)	(2,400,000)	(368,794)									
Terminal Signage/Elevator Upgrades	(4,500)	(50,000)	(80,000)	(100,000)	(100,000)	(45,500)							
Equipment Purchases	(597,645)		(321,867)		(270,000)		(55,000)		(48,000)		(125,000)	(70,000)	
T-Hangars Phase 1				(100,000)	(500,000)	(750,000)	(750,000)	(750,000)	(150,000)				
Roof Replacement-1135 W. Nasa			(100,000)	(250,000)	(350,000)								
Employee/Cell Parking Lot Expansion	(612,101)	(233,756)	(254,143)										
Terminal Atrium Roof Replacement	-			(200,000)	-	(500,000)	(300,000)						
Parking Lot Lighting	-						(50,000)	(50,000)					
Concourse Seating/Elec Upgrade							(225,000)	(225,000)					
Parking Lot Rehab-Woody Burke									(150,000)	(150,000)			
Total Capital Outlay		(4,268,612)	(7,167,014)	(4,068,794)	(4,280,752)	(4,045,500)	(4,130,000)	(3,675,000)	(2,898,000)	(2,400,000)	(2,375,000)	(2,320,000)	(2,250,000)
Grant Revenue													
FAA Grant 62 Restrooms/Gate/Belt/etc	3,498,505	349,900		508,976		642,619		-		-			
FDOT Restrooms/Gate/Belt/Flooring/etc	92,066	9,208		12,536		17,190		-		-		-	
FAA-Fire Sprinklers-Grnt 60	824,327	44,792		820,350		900,000		810,000		270,000			
FDOT Fire Sprinklers	33,191	2,488		45,575		50,000		45,000		15,000			
TSA OTA-In Line Baggage Sys Const	-		1,159,337	1,486,705		2,381,603		2,381,603		2,381,603		2,381,603	
FAA-In Line Baggage Grnts 63/65	88,981		708,723	596,172		1,906,558		1,906,558		1,906,558			
FDOT-In Line Baggage Grant	-		41,493	35,944		95,328		95,328		95,328		1,059,199	
NORTHSIDE EXPANSION GRANTS													
FDOT (T/W M Realignment/Ext)	3,092,149			115,007						-			
FDOT-Project Vista Grant/DFJ Reimburs	7,484,432		1,199,568	895,997	400,000	-	-	-	-	-	-	-	-
FDOT FY 25 T Hangar Grant							50,000		625,000		750,000		75,000
FAA Taxiway A Rehab-Grnt 59/64	7,333,854	1,953,330		3,053,801		331,915		-	-	-	-	-	-
FDOT Taxiway A Rehab	204,346	209,757		169,656		18,440		-	-	-	-	-	-
FDOT-Employee Parking Grant	212,535	93,515	116,878		127,072		-			-			
Total Grant Revenue		2,662,990	3,225,999	7,740,718	527,072	6,343,652	50,000	5,238,488	625,000	4,668,488	750,000	3,440,801	3,440,801

**MELBOURNE ORLANDO INTERNATIONAL AIRPORT (MLB) MONTHLY ACTIVITY REPORT
JULY 2025**

	2025	2024	MO CHANGE (%)	2025 YTD	2024 YTD	YTD CHANGE (%)
PASSENGERS						
Revenue PAX - Domestic						
Enplaned	22,034	20,920	5.3%	156,650	159,158	-1.6%
Deplaned	22,296	20,197	10.4%	154,201	156,915	-1.7%
Total Revenue PAX - Domestic	44,330	41,117	7.8%	310,851	316,073	-1.7%
Revenue PAX - Int'l						
Enplaned	9,539	13,874	-31.2%	29,231	42,445	-31.1%
Deplaned	10,406	14,711	-29.3%	34,489	49,674	-30.6%
Total Revenue PAX - Int'l	19,945	28,585	-30.2%	63,720	92,119	-30.8%
Non-Revenue PAX						
Enplaned	825	569	45.0%	4,765	4,545	4.8%
Deplaned	841	508	65.6%	4,830	4,559	5.9%
Total Non-Revenue PAX	1,666	1,077	54.7%	9,595	9,104	5.4%
Total PASSENGERS	65,941	70,779	-6.8%	384,166	417,296	-7.9%
AIRCRAFT OPERATIONS						
Air Carrier	548	557	-1.6%	3,887	3,883	0.1%
Air Taxi	454	125	263.2%	2,007	1,069	87.7%
General Aviation - Itinerant	10,211	10,461	-2.4%	72,357	71,762	0.8%
General Aviation - Local	1,886	2,128	-11.4%	12,239	14,867	-17.7%
Military	25	42	-40.5%	474	565	-16.1%
Total OPERATIONS	13,124	13,313	-1.4%	90,964	92,146	-1.3%

**MELBOURNE ORLANDO INTERNATIONAL AIRPORT (MLB) MONTHLY ACTIVITY REPORT
AUGUST 2025**

	2025	2024	MO CHANGE (%)	2025 YTD	2024 YTD	YTD CHANGE (%)
PASSENGERS						
Revenue PAX - Domestic						
Enplaned	21,717	20,557	5.6%	178,367	179,715	-0.8%
Deplaned	22,220	20,312	9.4%	176,421	177,227	-0.5%
Total Revenue PAX - Domestic	43,937	40,869	7.5%	354,788	356,942	-0.6%
Revenue PAX - Int'l						
Enplaned	11,005	15,874	-30.7%	40,236	58,319	-31.0%
Deplaned	10,715	15,303	-30.0%	45,204	64,977	-30.4%
Total Revenue PAX - Int'l	21,720	31,177	-30.3%	85,440	123,296	-30.7%
Non-Revenue PAX						
Enplaned	563	478	17.8%	5,328	5,023	6.1%
Deplaned	596	496	20.2%	5,426	5,055	7.3%
Total Non-Revenue PAX	1,159	974	19.0%	10,754	10,078	6.7%
Total PASSENGERS	66,816	73,020	-8.5%	450,982	490,316	-8.0%
AIRCRAFT OPERATIONS						
Air Carrier	591	598	-1.2%	4,478	4,481	-0.1%
Air Taxi	439	99	343.4%	2,446	1,168	109.4%
General Aviation - Itinerant	10,498	9,589	9.5%	82,855	81,351	1.8%
General Aviation - Local	1,980	2,964	-33.2%	14,219	17,831	-20.3%
Military	62	65	-4.6%	536	630	-14.9%
					0	
Total OPERATIONS	13,570	13,315	1.9%	104,534	105,461	-0.9%

RESOLUTION NO. 10-25

A RESOLUTION OF THE CITY OF MELBOURNE AIRPORT AUTHORITY, BREVARD COUNTY, FLORIDA, ENTERING INTO AN "AIRPORT IMPROVEMENT PROGRAM" GRANT WITH THE FEDERAL AVIATION ADMINISTRATION (FAA) PROVIDING FOR THE FINANCIAL PARTICIPATION BY THE FAA IN REIMBURSEMENT FOR THE REHABILITATION OF TAXIWAY A (PHASE 2 CONSTRUCTION) AT THE MELBOURNE ORLANDO INTERNATIONAL AIRPORT.

WHEREAS, the City of Melbourne Airport Authority has requested financial participation by the Federal Aviation Administration in rehabilitating Taxiway A, and

WHEREAS, the Federal Aviation Administration has approved the application request for financial assistance (multi-year entitlement and discretionary funds) and agrees to a maximum participation in the amount not to exceed \$26,574,914.00 upon the terms and conditions stated in said agreement.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF MELBOURNE AIRPORT AUTHORITY AS FOLLOWS:

SECTION 1. That the City of Melbourne Airport Authority, Brevard County, Florida, agrees to enter into an "Airport Improvement Program Grant" with the Federal Aviation Administration providing for assistance by the FAA in the form of a Grant in the amount not to exceed \$26,574,914.00 upon the terms and conditions stated in said agreement

SECTION 2. That the Airport Authority Chairman is hereby authorized to execute on behalf of the City of Melbourne Airport Authority, and the Executive Director is hereby authorized and directed to impress the official seal of the City of Melbourne Airport Authority, Brevard County, Florida, and attest said execution.

SECTION 3. That the City of Melbourne Airport Authority, Brevard County, Florida, expresses its sincere appreciation to the Federal Aviation Administration for the above grant and pledges its continued support and cooperation in the improvement and development of the Melbourne Orlando International Airport as a vital link in the Nation's Transportation System.

SECTION 4. This Resolution was duly passed at a regular meeting of the Melbourne Airport Authority, Brevard County, Florida, on the 24th Day of September 2025.



BY: _____
William C. Potter, Chairman
Melbourne Airport Authority

ATTEST:

Greg Donovan, A.A.E.
Executive Director

RESOLUTION NO. 11-25

A RESOLUTION OF THE CITY OF MELBOURNE AIRPORT AUTHORITY, BREVARD COUNTY, FLORIDA, AMENDING RESOLUTION 3-24 TO PROVIDE FOR CAPITAL EXPENDITURES AND REVENUES FOR THE TAXIWAY A REHABILITATION PROJECT AS FOLLOWS:

WHEREAS, On June 26, 2024, the City of Melbourne Airport Authority adopted Resolution 3-24, providing for the adoption of the Fiscal Year 2025 Budget for operating expenses and capital expenditures, and

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF MELBOURNE AIRPORT AUTHORITY, BREVARD COUNTY, FLORIDA, THAT RESOLUTION 3-24 BE AMENDED AS FOLLOWS:

Capital Projects Budget-Fund 861							
Total Capital Revenue Budget as of 09/08/25							183,853,385
	<u>Account Number</u>	<u>Project Number</u>	<u>Original Budget</u>	<u>Increase (Decrease)</u>	<u>Revised Budget</u>		
FAA Grant Revenue	389500	50524	\$ 26,043,570	\$ 13,546,662	\$ 39,590,232	13,546,662	
FDOT Grant Revenue	389600	50524	\$ 1,446,865		\$ 1,446,865	-	
Airport Funds (MAA Share)	387014	50524	\$ 1,446,865		\$ 1,446,865	-	
						13,546,662	
Capital Revenue Budget After Transfer			\$ 28,937,300	\$ 13,546,662	\$ 42,483,962	197,400,047	
Total Capital Expenditure Budget as of 09/08/25							183,853,385
		<u>Project Number</u>	<u>Original Budget</u>	<u>crease (Decrease)</u>	<u>Revised Budget</u>		
Taxiway A Rehab		50524	\$ 28,937,300	13,546,662	\$ 42,483,962	13,546,662	
						13,546,662	
FY 25 Capital Expenditure Budget After Transfer			\$ 28,937,300	\$ 13,546,662	\$ 42,483,962	197,400,047	

This Resolution was duly passed at a regular meeting of the Melbourne Airport Authority, Brevard County, Florida, on the 24th Day of September 2025.



BY: _____

William C. Potter, Chairman
Melbourne Airport Authority

ATTEST:

Greg Donovan, A.A.E.
Executive Director



MELBOURNE AIRPORT AUTHORITY BOARD

Minutes July 16, 2025

Board Meeting Airport Board Room

In Attendance: Mr. William C. Potter, Chairman
The Honorable David Neuman, Councilmember
The Honorable Mark LaRusso, Councilmember
Mr. Michael Fischer, Member
Mr. Dan Schwinn, Member
Mr. Brent Peoples, Member
Mr. Cliff Repperger, Attorney
Mr. Greg Donovan, A.A.E., Executive Director
Mr. Clifford Graham, C.M., Director of Operations & Maintenance
Mr. Mark Busalacchi, Director of Business Development
Mr. Mike O'Dell, C.P.A., Director of Finance and Administration
Ms. Renee Purden, Chief of Police/Director of Public Safety
Mr. Scott Mostert, Captain, Melbourne Airport Police Department

Absent: The Honorable Paul Alfrey, Mayor
Mr. Adam Bird, Attorney
Mr. David Perley, A.I.C., Director of Capital Improvements

Pledge of Allegiance

Airport Announcements by Executive Director Greg Donovan

Congratulations to Alyssa Lanier promotion to Safety & Compliance Officer.

MLB welcomes Shushana Phillips, Supervisory Badge Specialist.

Space Coast Transportation Planning Organization (SCTPO) 2025 annual staff retreat hosted at MLB.

MAA next Board Meeting will be on Wednesday, September 24 2025.

Action Items

Item A-1 Approval of the minutes for the June 25, 2025, Regularly Scheduled Board Meeting.

Approval of the June 25, 2025, board meeting minutes. A motion was made by Mr. Peoples for approval of the minutes, seconded by Mr. Neuman. Motion passed unanimously.

Item A-2 Recommendation to Ratify the Purchase of a 176.36-Acre Parcel Located at the Northwest Corner of the Airport.

Mr. Donovan explained the 176.36-acre parcel located at the northwest corner of the Airport has been included in the Airport's first Master Plan for many years. The purchase of this property represents a significant milestone

for the future of the Airport and with this additional acreage, the airport can now pursue significant business opportunities, with airside access contiguous to the airports three runways. This purchase will ensure the airport has the capacity to grow for decades to come. Airport staff has negotiated a purchase and sale agreement for the purchase of a 176.36-acre parcel of land adjacent to the northwest corner of the Airport and planned to be used for future aeronautical development.

The salient points of this purchase are as follows: (a) Total acres: 176.36 (Parcel ID 24-37-30-00-2); (b) Total purchase price: \$28,000,000; (c) Deposit: \$50,000; (d) Additional deposit required after the due diligence period: \$250,000; (e) Closing requirement on or before September 15, 2025; (f) Property will be deeded in the City of Melbourne's name but will have restrictions that its future use is limited to airport operations.

Mr. Donovan explained as part of the terms of this transaction, the seller will maintain ownership and possession of a 10-acre parcel of land that parallels Wickham Road for future development (the "Seller's Property"). In order to provide access to the Airport's property, the Seller will also convey two (2) additional parcels of property with the "Seller's Property" for the use and development of such parcels as improved ingress/egress routes between the Airport's property and Wickham Road. The Airport will be responsible for developing and improving the ingress/egress parcels within 24 months of closing and for maintaining that infrastructure once completed. The purchase of this property will be funded with Airport funds derived from the Tropical Haven reserve as well as a grant provided by the Florida Department of Transportation. This action includes approval to use said funds and provide any appropriation of said funds needed to close on this transaction. With acceptance by the Board, this item will be forwarded to the Melbourne City Council for approval.

Staff recommends approval of the purchase order of a 176.36-acre parcel located at the northwest corner of the airport and authorization for the Executive Director to execute all necessary documents for this transaction.

A motion was made by Mr. LaRusso for Recommendation to Ratify the Purchase of a 176.36-acre parcel located at the northwest corner of the Airport, seconded by Mr. Neuman. Motion passed unanimously.

Item A-3 Recommendation to Approve Resolution 9-25 to Accept the Federal Aviation Administration (FAA) Airport Improvement Grant to fund Certain Improvements for the In-Line Baggage System Project in the amount of \$2,891,038.

Mr. Donovan explained the airport has received a grant from the Federal Aviation Administration (FAA) to fund the In-Line Baggage System Project. This is the second tranche of FAA funding of the multi-year Bipartisan Infrastructure Law Airport Infrastructure Grants (BIL-AIG) that was included as part of the original funding plan from FY24 through FY26. This grant is 95 percent FAA funds with the local match to be split by the Airport and Florida Department of Transportation (FDOT).

Staff recommends approval of Resolution 9-25 to accept the Federal Aviation Administration grant to fund the In Line Baggage System project and authorization for the Chairman to execute said resolution on behalf of the Authority.

A motion was made by Mr. Peoples to approve Resolution 9-25 to accept the Federal Aviation Administration (FAA) Airport Improvement Grant to fund Certain Improvements for the In-Line Baggage System Project in the amount of \$2,891,038, seconded by Mr. Fischer. Motion passed unanimously.

Item A-4 Recommendation to Approve Increase to Rental Car Customer Facility Charge.

Mr. Donovan explained that a Customer Facility Charge (CFC) of \$4.00 per transaction day is collected by the Airport to fund projects for Rent-A-Car agencies. Airport staff hired a consultant who evaluated both parking and CFC rates and recommended increasing the rate to \$6.00 per transaction day to provide additional funds for rental

car projects. Most commercial service airports charge a CFC in varying amounts up to \$12.00 per transaction day, so the proposed increase will keep the Airport in line with the amounts charged at other airports. The CFC reserves will fund key capital improvement projects that will improve the overall customer experience at the Airport such as a new ready return parking lot and a common use quick turnaround facility. The original resolution approved in January 2019 that created the CFC collection also allows the Executive Director to increase rates as deemed necessary after consultation with the car rental agencies. The resolution that governs the CFC program requires a minimum of 60 days' notice to provide the Rent-A-Car agencies with adequate time to prepare their system for the collection and remittance of the CFC's. The increase in CFC rates and the projects that will be funded with the CFC were included as part of the FY26 budget.

Staff recommends approval to increase the CFC from \$4.00 per day transaction fee to a \$6.00 per day transaction fee with an effective date of October 1, 2025.

A motion was made by Mr. LaRusso for recommendation to approve Increase to Rental Car Customer Facility Charge, seconded by Mr. Schwinn. Motioned passed unanimously.

Information Items

Item I-1 Financial Update

Mr. O'Dell stated the FY 26 budget hearing at the City Council will be on September 10th and September 24th. The FY 26 Airport budget will be finalized and adopted by City Council on September 24th. Mr. O'Dell presented the financial report through May 31, 2025 and a quarterly funds performance report update on Tropical Haven as previously requested by the Board.

Item I-2 Operations

Mr. Graham explained in March of this year that the Board approved a purchase order to Environmental Services Associates (ESA) to prepare a Safety Management System (SMS) required by the FAA. This is a new requirement for commercial service airports such as MLB. The goal is to identify hazards, manage safety risks, and enhance operational safety. SMS will provide a formalized framework for managing safety, improving communication, and fostering a safety-first culture across all airport operations. Last week, the consultant was on-site conducting interviews, reviewing procedures, and observing daily operations to support data-driven development. This is a great step in making SMS specific to MLB and airport staff who were engaged in the process and their input will help shape the plan. Ultimately, the plan will be developed and implemented later this year. In addition to the plan and part of this process, the required FAA part 139 airfield self-inspection program at MLB will become automated. This system will enable Airport inspectors electronic tablets loaded with the most current airfield geographical data to streamline the entire inspection process.

Item I-3 Construction Projects Update

In-Line Baggage System

A pre-permitting meeting has been held with the City of Melbourne Building Department. Separate permits will be issued for the temporary screening facility, the temporary ATO offices and the in-line baggage facility. This will allow the contractor to start earlier on the overall project. First set of drawings for permitting will be submitted the week of 7/14. It is the goal of the airport to complete this project by the end of 2026.

Existing Terminal Terrazzo Flooring

Terrazzo flooring in the ticketing area is complete with one more final buffing once all the terrazzo work is complete. The passageway by the VIP Lounge and Coastal News is nearing completion with a final buffing of the terrazzo remaining and the installation of carpet. Terrazzo has begun in the rental car area. This will be done in

four phases to allow passenger flow between the atrium, domestic baggage claim, welcome center and ground transportation. This work is expected to be completed by the end of August.

Existing Terminal Ceilings – Ticketing

Floor protection has begun in the ticketing area. Once this is complete, demolition of the existing ceiling will begin. After demolition, new above ceiling electrical, low voltage and fire sprinklers will be installed. When an area is completed, the exposed underside of the deck will be painted. Once all the painting is complete, the ceiling clouds will be installed. This work will be done after hours. This work is expected to be completed in September.

Existing Terminal Public Address System

Design of the system has been incorporated into the ceiling design for ticketing. Materials for the project have been delivered to Operations. Installation has begun in areas already completed with fire sprinklers. Project completion is expected in September.

Terminal Fire Sprinklers

Fire sprinklers are complete in all areas except the ticketing and atrium areas. Upon completion of the demolition of the ceilings in the ticketing area, new fire sprinklers will be installed. After this work is completed, work will begin in the atrium area.

Existing Terminal Re-roofing

A final punch list walk was performed, and the roofer still has a few items to complete. They expect to complete this work within the next two weeks. Another final inspection will be performed at that time. This project is expected to close out at the end of this month.

Project Vista – Dassault Falcon Jet Site Work

All work along Apollo Boulevard is complete. All permanent road markings are complete. Taxiway H and all taxilanes are complete and striped. Concrete pavement of the apron is complete. Saw cutting and sealing of the apron joints should be completed within two weeks. Security fencing is complete and accepted by TSA. The first aircraft has arrived. While work will continue on the paint hangar facility by DFJ's contractor, all work under the airport's contractor is expected to be complete by the end of the month with final close-out in August.

Taxiway A Rehabilitation

Grading west of Taxiway Q is complete. Sodding to begin in the middle of July. Asphalt paving west of taxiway of Taxiway Q is complete. Asphalt paving of the shoulders west of Taxiway Q is also completed. Installation of the new taxiway lights has begun. Work on the taxiway east of Taxiway Q continues. Installation of the drainage structures for the project are nearing completion. Completion of taxiway N connecting into the main runway will begin soon with night work. This first phase of the work to be completed in the fall. Bids for the next phase of work have been received. A formal hearing was held for the bid protest filed by one of the bidders. Final recommendations have been submitted for final resolution. The award of the Phase 2 work will not occur until discretionary funds have been received by the FAA. Discretionary funds will not become available until late September 2025.

Public and Employee Parking Lot Modifications

Curbing and base rock are complete and tack coating of the lot has been done. Asphalt placement is expected in the week of July 14. Reconfiguration of the existing parking areas is nearing completion. When the paving operation begins, the contractor will provide a surface coat of asphalt in the temporary cell phone parking lot area. Project completion is expected before the end of July.

Item I-4 Business Development and Marketing Update

Mr. Busalacchi stated the Sheltair T-Hangars are now open and have spaces available.

Dassault Falcon Jet commence operations at MLB. A few aircraft have recently arrived at new facility.

Project Daisy over at Northrop Grumman is under construction. Mr. Busalacchi took a tour last week and the construction is off to a great start.

Public Speakers

Mr. Ray Liles thanked MLB for the opportunity of leasing south t-hangar space for many years and thanked MLB for the additional time allotted for him to relocate to a new location.

Adjournment

This meeting was adjourned by Chairman William Potter at 9:57 a.m.

PREPARED BY:

Sandra Acevedo – Executive Assistant

SUBMITTED BY:

Greg Donovan, A.A.E.
Executive Director

APPROVED BY ACTION OF AIRPORT AUTHORITY:

William C. Potter, Chairman