



MELBOURNE AIRPORT AUTHORITY BOARD MEETING
Melbourne Orlando International Airport Board Room

AGENDA

March 25, 2026, at 8:30 AM

Pledge of Allegiance

Airport Announcements

Action Items

Item A-1 Approval of the minutes for the February 25, 2026, Regularly Scheduled Board Meeting.

Item A-2 Recommendation to Ratify an Emergency Purchase Order Award to Atlantis Electrical Systems (AES) for System Repairs in the Amount of \$290,519.43.

In February, immediate modifications and equipment replacement were needed to maintain the interface of network and security systems at the Airport. Atlantis Electrical Systems (AES) has been a knowledgeable partner and provider of maintenance at MLB with existing negotiated rates, and able to respond in timeframe required for this emergency project. Executive Director emergency authorization was provided to move forward in accordance with the MAA Purchasing Manual. There is sufficient budget within the approved capital budget for this purchase order which will be funded with reserves/project savings.

The Executive Director recommends approval of the ratification of this Purchase Order issued to Atlantis Electrical Systems for system repairs in the amount of \$290,519.43.

Item A-3 Recommendation to Ratify an Emergency Purchase Order Award to Rolle, IT for System Repairs in the Amount of \$99,800.98.

In February, immediate repairs were needed to maintain the interface of network and security systems at the Airport. Rolle, IT is the contracted Managed IT Partner of the Airport and was able to respond in a timeframe required for this emergency project. Executive Director emergency authorization was provided to move forward in accordance with the MAA Purchasing Manual. There is sufficient budget within the approved capital budget for this purchase order which will be funded with reserves/project savings.

The Executive Director recommends approval of the ratification of this Purchase Order issued to Rolle, IT for system repairs, in the amount of \$99,800.98.

Item A-4 Recommendation to Approve a Purchase Order to Strut Mechanical for the Replacement of Two (2) Rooftop Units in the Amount of \$68,152.85.

Strut Mechanical is the Airport's contracted HVAC maintenance provider. In coordination with Strut, staff has identified that two (2) 15-year-old rooftop unit (RTU) HVAC systems in the terminal are no longer functioning efficiently and are beyond practical repair. Replacement is necessary prior to the summer season to ensure continued comfort for terminal occupants.

Staff and Strut developed a scope of work that provides cost efficiencies by utilizing a single crane mobilization to complete the installation of both units. Pricing for this work is consistent with Strut's contracted labor rates and material pricing. Sufficient funding is available in the approved equipment budget to cover this purchase order.

Staff recommends approval of a Purchase Order to Strut Mechanical for the replacement of two (2) rooftop units, in the amount of \$68,152.85.

Item A-5 Recommendation to Approve a Purchase Order to Aero BridgeWorks for Preventative Maintenance Inspections of All Nine (9) Jet Bridges in the amount of \$65,250.

Staff has worked with Aero BridgeWorks to develop a scope of work for annual inspections and preventative maintenance of all nine (9) jet bridges in the Terminal. These units are currently outside of any service agreements, and in recent years staff has performed routine inspections and maintenance of motors, HVAC systems, and electrical components, coordinating repairs as needed.

Aero BridgeWorks is an approved single-source provider of comprehensive jet bridge maintenance services for the Airport and has previously performed repairs and replacements as required. This proposal provides for one year of comprehensive inspection, maintenance, and repair services to ensure the continued safe and reliable operation of the jet bridges.

Funding for this work is available in the approved FY 2026 operating budget.

Staff recommends approval of a Purchase Order to Aero BridgeWorks for preventative maintenance inspections of all nine (9) jet bridges in the amount of \$65,250.00.

Item A-6 Recommendation to approve a Contract for the Northside Expansion Infrastructure Development–NWC-60 Security Camera and Access Controls to Atlantis Electrical Systems, LLC in the Amount of \$376,200.

With the completion of the Taxiway M extension into the 60-acre parcel on the northside, the next phase of work is to clear the site and prepare it for inclusion into the secure perimeter of the airport. As part of the northside secure perimeter, security gates with access control and cameras are required. Currently there is a fiber connection within the area that can be extended to the new security gates to provide access control and cameras.

Currently, Atlantis Electrical Systems is providing security access control upgrades to the old terminal, along with security cameras under the Verkada System.

There is budget available in the approved capital budget for this project, and it is funded 100 percent with a Florida Department of Transportation grant as this is part of the Northside Expansion project.

Staff recommends approval of the approval of a Contract for the Northside Expansion Infrastructure Development – NWC-60 Security Camera and Access Control to Atlantis Electrical Systems, LLC, in the Amount of \$376,200.00 and authorization for the Executive Director to execute said contract on behalf of the Authority.

Item A-7 Recommendation to Approve a Contract to Skylight Solutions as the Lowest Responsive Qualified Bidder for the Atrium Skylight Replacement Project in the Existing Terminal in the Amount of \$1,021,223.

The atrium skylight was replaced as part of the Terminal Expansion and Renovation Project. The replacement was performed "in-kind," utilizing the same skylight system as the original installation. However, during the subsequent two hurricane seasons, the skylight experienced damage due to wind-induced uplift. During Hurricane Milton, a portion of the skylight collapsed, resulting in damage beyond repair.

The Airport's insurance carrier funded a temporary repair to the skylight to maintain a weathertight condition within the atrium following the damage. However, due to the extent of the damage sustained during Hurricane Milton, the skylight is no longer repairable and full replacement is required.

BRPH completed the design of the upgraded design of the skylight and assisted in the bid process. There were 45 plan holders, and 8 firms that picked up bid packages and attended the pre-bid meeting. Only 2 firms submitted bids with Skylight Solutions being the lowest responsive qualified bidder.

The project will initially be funded using Airport reserves. Airport staff has been coordinating with the Federal Emergency Management Agency to pursue partial reimbursement, which is anticipated following project completion. The purchase order will be funded through the available budget within the approved capital project, supplemented by savings from other projects. There is sufficient funding/budget within the overall capital budget to cover this contract.

Staff recommends approval of a contract to Skylight Solutions as the lowest responsive qualified bidder for the Atrium Skylight Replacement Project in the existing terminal in the Amount of \$1,021,223.00 and authorization for the Executive Director to execute said purchase order change order on behalf of Authority.

Item A-8 Approval of a Lease Agreement for Unit 5 Aerospace Center with STS Repair and Modifications, LLC.

STS Repair and Modifications, LLC's (STS) lease for Unit 5 in the Aerospace Center has expired. Airport staff and STS have negotiated a new lease for the continued use of the unit.

The salient points of the Lease are as follows:

- **Term:** Base term of three (3) years with three (3) one-year renewal options.
- **Lease Rate:**
 - Base rent is \$10.50 per square foot per year, which is \$157,500 annually. This rate was established based on a fair market lease appraisal.
 - Common Area Maintenance (CAM) charge is \$2.00 per square foot per year, which is \$30,000 annually.
- **Rent and CAM Adjustments:** CPI adjustments will occur upon the exercise of each option period with a minimum of 2 percent and a maximum of 7 percent per year.
- **Taxes and Fees:** STS is responsible for all taxes and fees associated with the lease.
- **Maintenance:** The Airport is responsible for HVAC replacement, if necessary, as well as exterior maintenance, including roof repairs or replacement.

This lease will generate revenues of approximately \$699,750.00 over the original three-year term of the lease.

Staff recommends approval of the Lease Agreement for Unit 5 Aerospace Center Lease with STS Repair and Modifications, LLC, and authorization for the Executive Director to execute said Lease 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

January 31, 2026

	Year To Date Actual		\$ change	% change
	1/31/2026	1/31/2025		
Operating Revenue				
Airline Landing Fees	303,939	229,246	74,693	33%
Airline Service Fees	1,118,205	997,972	120,233	12%
Land & Bldg Lease Rents	3,821,772	3,622,525	199,248	6%
Terminal Rents	106,358	105,138	1,220	1%
Parking Lot Fees	736,789	672,747	64,042	10%
Car Rental Concessions	516,830	570,135	(53,305)	-9%
Restaurant Concessions	119,364	128,257	(8,893)	-7%
Mobile Home Park Rent	0	679,426	(679,426)	-100%
T-Hangar Rentals	7,024	28,623	(21,600)	-75%
Operating Grant Revenue	8,034	372	7,662	2058%
Other	336,351	339,840	(3,489)	-1%
Total Operating Revenues	7,074,665	7,374,280	(299,615)	-4%
Operating Expense:				
Personnel Services	2,162,544	2,160,353	2,190	0%
Contract Services	2,862,442	2,816,008	46,433	2%
Police & Fire Services	535,125	490,072	45,053	9%
Maintenance and Operations	1,801,535	1,660,616	140,919	8%
Other	32,481	81,613	(49,132)	-60%
Total Operating Expenses	7,394,126	7,208,662	185,464	3%
Operating Income (Loss)	(319,461)	165,618	(485,079)	
Non-Operating Revenue (Expense):				
Passenger Facility Charges	474,165	463,184	10,981	2%
Customer Facility Charges	640,054	510,872	129,182	25%
CARES Grant Revenue	-	-	0	#DIV/0!
Gain (Loss) on Sale of Assets	2,941	37,755,360	(37,752,419)	-100%
Interest Income (Loss)	589,612	615,948	(26,336)	-4%
Ad Valorem Tax Revenue	1,211,463	1,436,575	(225,111)	-16%
Ad Valorem Tax Expense	(1,216,633)	(1,446,212)	229,578	-16%
Interest Expense	(18,491)	(21,450)	2,959	-14%
Total Non-Operating Revenue (Expense)	1,683,111	39,314,277	(37,631,166)	
Net Income (Loss) Before Depreciation*	1,363,650	39,479,895		

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

MELBOURNE ORLANDO INTERNATIONAL AIRPORT
Statement of Revenues, Expenditures and Changes in Fund Net Assets
January 31, 2026

	YTD Actual	Annual Budget	% of Budget
Operating Revenues:			
Airline Landing Fees	303,939	813,789	37%
Airline Service Fees	1,118,205	3,158,509	35%
Land & Bldg Lease Rents	3,821,772	12,647,798	30%
Terminal Rents	106,358	337,042	32%
Parking Lot Fees	736,789	2,579,624	29%
Car Rental Concessions	516,830	1,702,898	30%
Restaurant Concessions	119,364	340,000	35%
Mobile Home Park Rent	-	-	#DIV/0!
T-Hangar Rentals	7,024	-	#DIV/0!
Operating Grant Revenue	8,034	1,139	705%
Other	336,351	765,029	44%
Total Operating Revenues	7,074,665	22,345,828	32%
Operating Expense:			
Personnel Services	2,162,544	7,057,972	31%
Contract Services	2,862,442	8,357,480	34%
Police & Fire Services	535,125	1,595,037	34%
Maintenance and Operations	1,801,535	8,162,672	22%
Other	32,481	230,000	14%
Total Operating Expenses	7,394,126	25,403,161	29%
Operating Income (Loss)	(319,461)	(3,057,333)	
<u>Non-Operating Revenue (Expense):</u>			
Passenger Facility Charges	474,165	1,340,751	35%
Customer Facility Charges	640,054	1,756,076	36%
CARES Grant Revenue	-	-	#DIV/0!
Gain (Loss) on Sale of Assets	2,941	-	#DIV/0!
Interest Income (Loss)	589,612	2,374,409	25%
Ad Valorem Tax Revenue	1,211,463	2,083,162	58%
Ad Valorem Tax Expense	(1,216,633)	(1,973,871)	62%
Interest Expense	(18,491)	(239,891)	8%
Total Non-Operating Revenue (Expense)	1,683,111	5,340,636	
Net Income (Loss) before			
Depreciation, Transfers, and Capital Contributions	1,363,650	2,283,303	
Depreciation Expense	-	-	
Machinery and Equipment	(232,244)	(936,000)	25%
FAA Equipment Grant	-	-	#DIV/0!
Intra Transfer to Airport Capital	-	(2,292,534)	0%
Net Income (Loss) After Transfers	1,131,406	(945,231)	

Melbourne Orlando International Airport
Top 10 Operating Revenues
1/31/2026

Rank	Description	YTD FY 2026	FY 26 % of Total Rev	YTD FY 2025	FY 25 % of Total Rev	\$ Change	% Change
1	Airfield Facilities Rental	2,108,962	30%	2,030,211	28%	78,751	4%
2	Commercial Business Center Rent	1,307,801	18%	1,203,325	16%	104,476	9% A
3	Ground Handling Revenue	771,699	11%	702,808	10%	68,891	10% B
4	Parking Revenue	736,789	10%	672,747	9%	64,042	10% C
5	Car Rental Concession	516,830	7%	570,135	8%	(53,305)	-9%
6	Terminal Rent-Airline	366,978	5%	317,883	4%	49,095	15% D
7	Landing Fees	303,939	4%	229,246	3%	74,693	33% B
8	Hangar Rent	286,353	4%	286,353	4%	-	0%
9	Terminal Concessions	119,364	2%	128,257	2%	(8,893)	-7%
10	Advertising Concession	84,680	1%	52,855	1%	31,825	60% E
Total Top 10 Operating Revenue		6,603,395	93%	6,193,820	84%	409,575	
Other Operating Revenue		471,270	7%	1,180,460	16%	(709,190)	-60%
Total Operating Revenue		7,074,665	100%	7,374,280	100%	(299,615)	-4%

A Increase due to the addition of a new lease (Poseidon Medical) and to several CPI adjustments on leases that occurred mid-year in 2025.

B Revenue is higher primarily due to the incentive period ending for TUI in April 2025, so they paid for 2 full months this year compared to no fees at the same time last year. In addition, another Allegiant route came off of the incentive period in late November 2025.

C Increase is due to rate adjustment that went into effect 10/1/25 where daily maximum rate increased from \$14 to \$16 per day.

B Revenue is higher due to several rate adjustments that went into effect in October for office spaces, ticket counter space, and gate use. In addition, staff verified the amount of space used by the airlines for leased ticket counter space that resulted in an increase in revenue.

E Increase is due to new advertiser in the terminal who started advertising in FY 26 and has a terminal-wide campaign.

**Melbourne Orlando International Airport
Top 10 Operating Expenses
1/31/2026**

Rank	Description	YTD FY 2026	FY 26 % Operating Expense	YTD FY 2025	FY 25 % Operating Expense	\$ change	% change
1	Personnel	2,162,544	29%	2,160,353	30%	2,191	0%
2	Other Contract Services	2,147,664	29%	2,035,953	28%	111,711	5%
3	Fire Services	519,108	7%	481,748	7%	37,360	8%
4	Contractual Employee	355,741	5%	386,349	5%	(30,608)	-8%
5	Risk Management	289,651	4%	199,312	3%	90,339	45% A
6	Electric	247,255	3%	258,148	4%	(10,893)	-4%
7	Consulting Fees	186,971	3%	204,089	3%	(17,118)	-8%
8	Special Events	150,758	2%	17,537	0%	133,221	760% B
9	Computer Software	130,890	2%	115,454	2%	15,436	13%
10	Security	104,757	1%	60,209	1%	44,548	74% C
Total Top 10 Operating Expense		6,295,339	85%	5,919,152	82%	376,187	
Other Operating Expense		1,098,787	15%	1,289,510	18%	(190,723)	-15%
Total Operating Expense		7,394,126	100%	7,208,662	100%	185,464	3%

A The primary component of this expense, an indirect cost allocated by the City, is premiums paid for property insurance for Airport-owned buildings. The significant increase in expense is due to higher premiums that resulted from the terminal expansion as 86,000 square feet was added to the terminal facility. There was a lag in when the space came on line and when the insurer increased the premium for the space.

B Increase is due to new special events/sponsorships that the Airport completed this year such as April Honor Flight Sponsorship (\$20k); Oct & Nov Honor flights (\$9k); Tony Jannus gala sponsorship(\$10k)/scholarship (\$4.5k); FIT Homecoming sponsorship (\$5k); Airline Roundtable (\$50k).

C Security expense increase was partially due to extension of fiber to the cargo building in FY 26 to improve operation and reliability of the security gate and cameras. This expenditure did not meet capitalization threshold so it was expensed. Additionally, the TSA increased the cost assessed to perform background checks for badge applicants before a badge is issued.

Melbourne Orlando Int'l Airport
Cash Flow Projection
3/2/2026

	February-26	March-26	April-26	May-26	June-26	July-26	August-26	September-26	October-26	November-26	December-26	January-27
Beginning Cash/Investment Balance	\$ 32,807,129	\$ 32,772,315	\$ 31,960,504	\$ 30,833,864	\$ 26,160,450	\$ 28,368,263	\$ 24,766,463	\$ 26,819,246	\$ 23,905,655	\$ 26,227,808	\$ 20,146,479	\$ 22,136,367
Operating Revenue	2,093,113	2,093,113	2,093,113	2,093,113	2,093,113	2,093,113	2,093,113	2,093,113	2,093,113	2,093,113	2,093,113	3,167,487
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		348,734								
Plus: Monthly Collections Ad Valorem Tax	221,212	221,212	221,212	221,212	221,212	221,212	221,212	221,212	221,212	221,212	221,212	221,212
Operating Expense:												
Liability Insurance					(20,000)	(92,051)						
Personnel	(581,472)	(581,472)	(581,472)	(581,472)	(581,472)	(581,472)	(581,472)	(581,472)	(581,472)	(581,472)	(581,472)	(581,472)
TUI Marketing Incentive Payment					(25,000)	(25,000)	(25,000)					
Debt Payment (Interest)				(110,945)						(110,945)		
Maintenance and Operations Expense	(1,479,425)	(1,479,425)	(1,479,425)	(1,479,425)	(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										(3,728,918)		
Net Increase (Decrease) in Cash Flow from Operations	438,512	804,305	226,157	463,946	181,157	109,106	201,157	226,157	226,157	(3,613,706)	226,157	1,300,531
Total Capital Outlay	(2,630,049)	(4,340,000)	(5,916,699)	(6,185,000)	(6,153,000)	(6,695,706)	(6,410,000)	(6,106,620)	(5,587,140)	(5,127,392)	(4,700,000)	(4,250,000)
Principal Payment-Outstanding Debt				(1,842,000)								
Total Capital Grant Revenue	1,956,223	2,485,077	4,286,831	2,581,018	7,890,988	2,687,500	7,967,311	2,687,500	7,391,034	2,437,500	6,260,613	2,145,000
PFC Collections (Reimbursement-Prior PFC Expend)	86,805	103,390	119,956	133,616	124,977	128,714	127,422	120,952	126,463	96,230	87,939	84,285
CFC Collections	113,695	135,417	157,115	175,006	163,691	168,586	166,893	158,420	165,638	126,040	115,180	110,394
Net Increase (Decrease) in Cash From Capital and Debt	(473,326)	(1,616,116)	(1,352,796)	(5,137,360)	2,026,657	(3,710,906)	1,851,626	(3,139,748)	2,095,996	(2,467,622)	1,763,731	(1,910,320)
Beginning Cash/Investments	32,807,129	32,772,315	31,960,504	30,833,864	26,160,450	28,368,263	24,766,463	26,819,246	23,905,655	26,227,808	20,146,479	22,136,367
Ending Cash/Investments	32,772,315	31,960,504	30,833,864	26,160,450	28,368,263	24,766,463	26,819,246	23,905,655	26,227,808	20,146,479	22,136,367	21,526,578

Melbourne Orlando Int'l Airport
Cash Flow Projection - Capital Exp and Grant Revenue
3/2/2026

Capital Project Expenditures	Total Cost	Prior Expend	February-26	March-26	April-26	May-26	June-26	July-26	August-26	September-26	October-26	November-26	December-26	January-27
Term Upgrade-Restrooms Gate Belt etc	5,263,158	(4,387,603)	(53,113)	(150,000)	(185,659)									
Term Upgrade-Fire Sprinkler/Plumbing	5,959,412	(2,578,121)	(231,544)	(300,000)	(300,000)	(300,000)	(300,000)	(300,000)	(300,000)	(68,056)				
In Line Baggage System-Construction	37,475,966	(8,326,379)	(1,051,515)	(1,500,000)	(2,250,000)	(2,250,000)	(2,500,000)	(2,500,000)	(2,500,000)	(2,500,000)	(2,500,000)	(2,500,000)	(2,500,000)	(2,250,000)
Northside Expansion	5,535,958													
Northside Exp-NW Inf Dev-Prop-Acop	250,000	(13,176)	(13,260)	(25,000)	(25,000)	(25,000)	(30,000)	(40,000)	(40,000)	(38,564)				
Northside Exp Infra Dev-NWC60	3,500,000	(40,733)	(1,900)	(100,000)	(300,000)	(350,000)								
Taxiway A Rehab	42,483,962	(13,548,203)	(1,213,709)	(2,000,000)	(2,000,000)	(2,500,000)	(2,500,000)	(2,500,000)	(2,500,000)	(2,500,000)	(2,500,000)	(2,500,000)	(2,200,000)	(2,000,000)
Terminal Signage/Elevator Upgrades	380,000	(109,460)			(61,040)									
Equipment Purchases	1,131,000	(232,247)	(4,378)	(55,000)	(195,000)	(210,000)	(48,000)	(125,000)	(70,000)	(300,000)				
T-Hangar Infrastructure Development	3,000,000	(12,720)	(140)	(100,000)	(300,000)	(300,000)	(300,000)	(500,000)	(500,000)	(500,000)	(487,140)			
Roof Replacement-1135 W. Nasa	700,000							(250,000)	(350,000)	(100,000)				
Terminal Atrium Roof Replacement	1,000,000	(52,608)	(60,000)	(60,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(127,392)		
Parking Lot Lighting	100,000							(50,000)	(50,000)					
Concourse Seating/Elec Upgrade	450,000						(225,000)	(225,000)						
Parking Lot Rehab-Woody Burke	300,000	(44,773)	(490)				(150,000)	(105,706)						
Security System Upgrade	400,000	-		(50,000)	(200,000)	(150,000)								
Total Capital Outlay			(2,630,049)	(4,340,000)	(5,916,699)	(6,185,000)	(6,153,000)	(6,695,706)	(6,410,000)	(6,106,620)	(5,587,140)	(5,127,392)	(4,700,000)	(4,250,000)
Grant Revenue														
FAA Grant 62 Restrooms/Gate/Belt/etc	5,000,000	4,146,504			192,957	176,376		-		-				
FDOT Restrooms/Gate/Belt/Flooring/etc	131,000	109,119			5,078	4,641		-		-				
FAA-Fire Sprinklers-Grnt 60	5,363,470	1,858,588	382,111	208,391	270,000		540,000		540,000		331,250			
FDOT Fire Sprinklers	297,971	85,534	5,116	21,228	15,000		30,000		30,000		18,403			
TSA OTA-In Line Baggage Sys Const	22,045,401	2,856,590	654,389	1,387,299	793,868		2,381,603		2,646,225		2,646,225		2,646,225	
FAA-In Line Baggage Grnts 63/65	6,154,543	2,485,763	451,389	326,353	635,519		1,906,558		1,773,398		1,074,398			
FDOT-In Line Baggage Grant	4,000,000	85,463	14,048	38,587	31,776		95,328		290,189		639,689		1,176,888	
NORTHSIDE EXPANSION GRANTS														
FDOT (NW Infra Dev-NWC60)	3,500,000	-			142,633	300,000	350,000	-	-					
FDOT T Hangar Infra Dev Grant	1,500,000			56,360	150,000	150,000	150,000	250,000	250,000	250,000	243,570			
FAA Taxiway A Rehab-Grnt 59/64	13,267,370	11,631,670	208,876	189,489	1,237,335									
FAA Taxiway A Rehab-Grnt 66	26,574,914	-	240,294	240,294	662,665	1,900,000	2,375,000	2,375,000	2,375,000	2,375,000	2,375,000	2,375,000	2,375,000	2,090,000
FDOT Taxiway A Rehab-Design/Ph 1	770,410	652,872		11,604	100,000									
FDOT Taxiway A Rehab-Phase 2	800,000	-		5,472	50,000	50,000	62,500	62,500	62,500	62,500	62,500	62,500	62,500	55,000
Total Grant Revenue			1,956,223	2,485,077	4,286,831	2,581,018	7,890,988	2,687,500	7,967,311	2,687,500	7,391,034	2,437,500	6,260,613	2,145,000

**MELBOURNE ORLANDO INTERNATIONAL AIRPORT (MLB) MONTHLY ACTIVITY REPORT
FEBRUARY 2026**

	2026	2025	MO CHANGE (%)	2026 YTD	2025YTD	YTD CHANGE (%)
PASSENGERS						
Revenue PAX - Domestic						
Enplaned	19,701	21,287	-7.5%	40,370	41,333	-2.3%
Deplaned	20,020	21,268	-5.9%	40,113	41,155	-2.5%
Total Revenue PAX - Domestic	39,721	42,555	-6.7%	80,483	82,488	-2.4%
*Revenue PAX - Int'l						
Enplaned	158	247	-36.0%	312	292	6.8%
Deplaned	199	238	-16.4%	391	506	-22.7%
Total Revenue PAX - Int'l	357	485	-26.4%	703	798	-11.9%
Non-Revenue PAX						
Enplaned	582	626	-7.0%	1,168	1,293	-9.7%
Deplaned	602	573	5.1%	1,283	1,221	5.1%
Total Non-Revenue PAX	1,184	1,199	-1.3%	2,451	2,514	-2.5%
Total PASSENGERS	41,262	44,239	-6.7%	83,637	85,800	-2.5%
AIRCRAFT OPERATIONS						
Air Carrier	492	504	-2.4%	1,043	1,040	0.3%
Air Taxi	470	244	92.6%	850	381	123.1%
General Aviation - Itinerant	10,244	9,903	3.4%	20,094	18,927	6.2%
General Aviation - Local	2,435	1,751	39.1%	4,825	4,673	3.3%
Military	84	135	-37.8%	186	199	-6.5%
Total OPERATIONS	13,725	12,537	9.5%	26,998	25,220	7.0%

*Includes Data from US Customs for General Aviation Passengers



MELBOURNE AIRPORT AUTHORITY BOARD

Minutes February 25, 2026

Board Meeting Airport Board Room

In Attendance: Mr. William C. Potter, Chairman
The Honorable Paul Alfrey, Mayor
The Honorable Mark LaRusso, Councilmember
Mr. Michael Fischer, Member
Mr. Brent Peoples, Member
Mr. Dan Schwinn, Member
Mr. Adam Bird, Attorney
Mr. Greg Donovan, A.A.E., Executive Director
Mr. Clifford Graham, C.M., Director of Operations & Maintenance
Ms. Stephanie Betts, C.M., ACE, Assistant Director of Operations & Maintenance
Mr. David Perley, A.I.C., Director of Capital Improvements
Mr. Mark Busalacchi, Director of Business Development
Ms. Melissa Naughton, C.M., ACE, Assistant Director of Business Development
Ms. Kayla Krause, ACE, Accounting Manager
Ms. Renee Purden, Chief of Police/Director of Public Safety
Mr. Scott Mostert, Captain, Melbourne Airport Police Department

Absent: The Honorable David Neuman, Councilmember
Mr. Mike O'Dell, C.P.A., Director of Finance and Administration

Pledge of Allegiance

Airport Announcements by Executive Director Greg Donovan

Visit from U.S. Senator Rick Scott's Office, Central Florida District Director, Barry Cotton visited MLB on February 9, 2026.

MAPD 2025 Officer of the Year is Officer Christina Lane.

MLB welcomes Jennifer Salvatore, Commercial Business Supervisor.

Congratulations to David W. Perley, Director of Capital Improvements, for 10 years of service.

Executive Director's Recognition Leadership Excellence Award

Congratulations to Richard Murrill, Terminal Maintenance Worker II, on receiving this month's award.

Action Items

Item A-1 Approval of the minutes for the January 28, 2026, Regularly Scheduled Board Meeting.

Approval of the January 28, 2026, board meeting minutes. A motion was made by Mayor Alfrey for approval of the minutes, seconded by Mr. LaRusso. Motion passed unanimously.

Item A-2 Recommendation to Approve an Aeronautical Commercial Ground Lease and Development Agreement with Rotor Nest LLC.

Mr. Potter stated Mr. Schwinn, in accordance with Florida Law, has filed a memorandum of voting conflict in which Mr. Schwinn will abstain from voting on this agenda item.

Mr. Donovan explained this new development will be on the north side of the airport that was once a tent facility that accommodated large 747s and the property has been vacant for some time. Rotor Nest LLC approached airport staff regarding the construction of a hangar and related facilities for First Flight and intends to sublease the completed facility to Health First, Inc.

The salient points of the ground lease are as follows: (1) 0.532 acres; (2) 30 years with (2) ten-year options to extend; (3) The initial base rent will be established based on the appraised Fair Market Rental Rate of the unimproved land, however a place holder of \$0.50 per square foot per year will be used until the Market Rental Rate is established. All storm water retention is on site. (4) 6 months of full base rent abatement following effective date. (5) CPI adjustments will occur every 5 years with a minimum of 2 percent and a maximum of 7 percent, except on the exercise of an option period, which will require a fair market value adjustment based on an appraisal. (6) Rotor Nest LLC is responsible for all taxes and fees associated with the lease. Based on recent appraisals, the ground lease of this property is projected to generate revenues of approximately \$347,805 over the original term of the lease, not including CPI adjustments or any applicable aviation fees.

Staff recommends approval to execute an Aeronautical Commercial Ground Lease and Development Agreement with Rotor Nest LLC and authorization for the Executive Director to execute said agreement on behalf of the Authority.

Mr. Schwinn stated he is the owner of Rotor Nest and will be developing this property. Mr. Schwinn thanked airport staff for all the help he has received. This project is intended to be in operation sometime next year.

A motion was made by Mayor Alfrey to approve an Aeronautical Commercial Ground Lease and Development Agreement with Rotor Nest, LLC, seconded by Mr. Peoples. Motion passed unanimously.

Item A-3 Recommendation to Approve Termination of Existing Option Agreement and Entry into New Option Agreements with Project Autobahn for Newly Acquired Authority Property.

Mr. Donovan explained in early 2024, the board approved four (4) ground lease option and right of first refusal agreements with Project Autobahn for four (4) separate parcels of real property totaling approximately 110 acres. With the recent purchase of the 176-acre parcel formerly owned by Acopian Land, LP, Project Autobahn representatives requested to terminate its four (4) existing options to lease for two (2) options to lease the 176-acre parcel; one option to lease for 110 of the 176 acres to permit prepaid option fees for the existing options to be applied, and one option to lease for the remaining approximately 66 acres.

The material terms of the requested new option agreements are: (a) each option period shall be for a maximum of 3 years; (b) the option fee to be paid to the Authority each year of the option will be \$926,882 annually; (c) upon exercise of one or both options, the Authority will enter in a long-term ground lease with Project Autobahn for the parcel upon which the option is exercised; and (d) As with the prior option agreements, should the option period expire without Project Autobahn exercising its option to lease, Project Autobahn receives a right of first refusal (ROFR) to lease the parcels for an additional period of two (2) years subject to an annual ROFR fee equal identical to the ROFR fees to be charged in the existing Ground Lease Option and Right of First Refusal Agreements.

Staff recommends approval of the termination of Project Autobahn's existing four (4) Ground Lease Option and Right of First Refusal Agreement and entry into two (2) new Ground Lease Option and Right of First Refusal Agreements for the newly acquired 176-acre parcel of property at the northwest corner of the Airport, and authorization for the Executive Director to execute these agreements on behalf of the Authority.

Mr. Schwinn asked if the swap of the agreements is going to inherit the amount of time gone by under the existing agreement or is it resetting the clock. Mr. Donovan stated the time resets, and it will start at three years.

Mr. Peoples stated there was a conversation regarding a road going all the way through the newly purchased property to Wickham Road and asked if this road will still be constructed. Mr. Donovan stated Acopian Land, LP owns a small portion on the far west side that connects to Wickham Road, and the airport has an obligation to build an entrance in two different locations in the next two years. The airport is working with the County and the City to get the entry roads completed. There will be no capital improvements to this project until this project is awarded. Mr. Peoples ask what part of the newly acquired acre parcel Project Autobahn wants to acquire. Mr. Busalacchi stated the intent is to take 110 acres furthest to the east and then add the remaining 66 acres. Mr. Peoples asked with this newly acquired large property, will this be more attractive to gain this project overall. Mr. Donovan stated yes.

A motion was made by Mr. Schwinn to approve Termination of Existing Option Agreements and Entry into New Option Agreement with Project Autobahn for Newly Acquired Authority Property, seconded by Mr. LaRusso. Motion passed unanimously.

Item A-4 Recommendation to Approve a Purchase Order to DDC Engineering, Inc., the Selected Engineering Firm for the Mechanical and Electrical Design of the Existing Terminal Rehabilitation Project in an Amount Not-To-Exceed \$670,500.

Mr. Donovan explained the existing mechanical and electrical equipment in the terminal dates back to 1988 and has exceeded its useful life and requires replacement. A request for qualifications was issued to select a mechanical and electrical engineering firm to design the replacement and upgrade the systems within the terminal. Ten firms submitted proposals. The selection committee reviewed and scored all proposals and DDC Engineering, Inc. was the highest ranked proposer. DDC Engineering is a local firm that has worked on similar scope with Brevard County Schools, L3Harris, SpaceX and Disney.

The first step is to make sure we have a complete mechanical and electrical design for this entire project. This project is expected to be completed in phases as grant funding becomes available. This does not include Construction Administration services and does not include a Resident Project Representative as required under FAA grant requirements. These services will be presented later as a separate purchase order.

Due to timing constraints associated with a pending \$3.5 million FAA grant, a purchase order was issued to DDC Engineering in January under the Executive Director signing authority to provide a separate analysis of the existing systems. The design and first phase of construction must be bid by May to allow for grant release in July. The overall estimated cost for the mechanical and electrical replacement project is \$11.8 million. Sufficient budging is available in the approved capital budget to cover this purchase order and the initial construction phase.

Staff recommends approval of a Purchase Order to DDC Engineering, Inc., for the mechanical and electrical design of the existing terminal rehabilitation project in an amount not-to-exceed \$670,500 and authorization for the Executive Director to execute said purchase order on behalf of the Authority.

A motion was made by Mr. Fischer to approve a Purchase Order to DDC Engineering, Inc., the selected Engineering Firm for the Mechanical and Electrical Design of the Existing Terminal Rehabilitation Project in an amount not-to-exceed \$670,500, seconded by Mr. Peoples. Motion passed unanimously.

Item A-5 Recommendation to Approve Engineering Amendment No. 60 with Airport Engineering Company (AEC) for the Construction Administration (CA) Services of the Northside Expansion Infrastructure Development NWC60 in an Amount Not-To-Exceed \$35,000.

Mr. Donovan explained that with the completion of the Taxiway M Extension project into the 60-acre parcel on the northside, the next phase of work is to clear the site and prepare it for inclusion into the secure perimeter of the airport. The project includes the installation of security perimeter fencing and the required clearing of underbrush on the site and removal of invasive trees inside the fence to meet the FAA guidelines for Airport facilities. Installation of cameras, card access systems and signage will also be installed. This amendment provides for Construction Administration (CA) services as required by FAA for this project. This project is funded 100 percent with a Florida Department of Transportation grant as part of the Northside Expansion Project.

Staff recommends approval of the Engineering Amendment No. 60 with Airport Engineering Company for the Construction Administration Services of the Northside Expansion Infrastructure Development NWC60 in an amount not-to-exceed \$35,000 and authorization for the Executive Director to execute the amendment on behalf of the Authority.

A motion was made by Mr. Peoples to approve Engineering Amendment No. 60 with Airport Engineering Company for the Construction Administration (CA) services of the Northside Expansion Infrastructure Development NWC60 in an amount not-to-exceed \$35,000, seconded by Mr. Schwinn. Motion passed unanimously.

Information Items

Item I-1 Financial Update

Ms. Krause presented the financial report through December 30, 2025.

Item I-2 Operations

Mr. Graham explained that the FAA Annual Part 139 Certification Inspection, which was originally scheduled for January, but due to the bad weather, was rescheduled to next week March 4th through March 6th.

The inspection is a 3-day onsite thorough inspection of our airport, training, and record keeping. It consists of two comprehensive physical inspections of the airfield, one at night and one during the day focusing on the pavement conditions, runway and taxiway safety areas, pavement markings, lighting and signs, obstructions, wildlife management, aircraft rescue and firefighting ARFF, fuel fire safety and construction areas.

Another critical area of the inspection is a compliance audit of the Airport's required recording keeping such as ARFF training curriculum and certification, fuel, fire and safety records related to fuel farms and mobile fuelers, Airport self-inspection logs and work orders, Airport Emergency Plan, NOTAM log, training records for airfield movement area drivers, annual review of Airport's Wildlife Hazard Management Plan and maintenance records of airport owned navigational aids. The inspector will also hold a live ARFF timed response drill at a location and time chosen by them. Stephanie Betts and the entire Airport Operations team work hard every day to maintain the upmost safety compliance at MLB. Stephanie will be leading this year's inspection, and I will have a recap at next month's board meeting.

The Corporate 5K will be held on Thursday, April 9th at 6:30 p.m. on the airfield, giving participants behind the scenes a unique opportunity to see MLB. We are expecting nearly 100 hundred local corporations and local businesses to participate, including many MLB tenants. The Running Zone, the event manager will donate proceeds from the Corporate 5K to the Eau Gallie High School Aviation and Aerospace program. Last year's proceeds fully funded an aviation summer camp for middle school students interested in aviation.

Item I-3 Construction Projects Update

In-Line Baggage System

The temporary facility has gone "live". Relocation of the last two EDS machines will take place the week of February 23. Main building permit has been obtained, and inspections are being called in. Demolition of the domestic screening area is complete. Demolition of the ATO Space is complete and new framing is nearing completion. Rough in for mechanical, electrical and plumbing is underway with drywall being hung in some areas. Completion of this project is January 2027.

Existing Terminal Terrazzo Flooring

Punch out of the terrazzo flooring continues. This work should be completed by the end of February.

Existing Terminal Ceilings - Ticketing

All ceilings are complete. Punch out of the ceiling is complete and the project is ready for close-out.

Existing Terminal Public Address System

The PA System installation is complete, and the programming of the system continues. Integration of the PA system continues with zone set-up, speaker volumes and tying into the airport phone system. All PA system work is expected to be completed and programmed by the end of the month.

Terminal Fire Sprinklers

Fire sprinklers are complete in all areas except in the atrium which will be completed after the replacement of the skylight. Once the atrium is complete, our obligation to the City's Building Department will be complete as fire sprinklers within the existing terminal will have been completed.

Terminal Skylight Replacement

Project is currently out for bid. A total of 8 firms have expressed interest in bidding. Bids are due Tuesday, March 10. This will be brought to the March Board meeting for approval. Notice to proceed will follow the approval. Installation of the skylight is expected to be completed by October.

Terminal HVAC Replacement

A design firm has been selected. It is a local firm with very similar experience to the airport's requirements. A preliminary contract was issued by the Executive Director for the firm to begin its assessment of the current conditions of the mechanical and electrical systems. The full design contract will be brought to the February Board meeting for approval. The overall current budget for the project is \$12 million. Currently, an FAA Grant is pending for the first phase of the project for \$3.5 million. Bids must be submitted to the FAA by May 31 to receive the grant. This will include the design fees, Resident Project Representative and the equipment costs for the replacement of the central energy plant.

T-Hangar Demolition and Infrastructure

Demolition of the T-hangars are complete. During the demolition, underground fuel storage tanks from WWII were uncovered. One tank had a petroleum odor, and staff has contacted our Environmental consultant who has met with Brevard County Resources Management. Going through the County archives, an old site plan was discovered showing the tanks which was overlaid with the current airport site plan and two of the tanks are right where they are shown. A third tank may exist under the asphalt area and ground penetrating radar is being used to

discover the tank. Test of the soils is complete and is currently waiting on a report. Mitigation of the soils in and around the tank may be necessary before new construction can begin. Contractor expected to be completed by the middle of February.

Northside Expansion Infrastructure – NWC-60

Project has been awarded and preconstruction meeting is set. Gopher tortoise relocation has been permitted and is ready to begin. Once a section of the turtles has been cleared, the contractor will begin the clearing. The Secure perimeter fencing will also begin at the same time. Project must be complete by the beginning of May before the grant funding expires.

Taxiway A Rehabilitation Phase 2

Phase 2 of the taxiway project has begun. The first two sub-phases are complete. The new taxi lane into Lone Peek (formerly SatCom) is complete. Night work has begun and the airlines have adjusted their last flight schedule to allow for the construction. Completion of the west end of Taxiway A is expected in March, just prior to the start of the TUI season. Once the west end is complete, the next phase of work will begin east of Taxiway Q. This project will be completed in the first quarter of 2027.

Item I-4 Business Development and Marketing Update

Mr. Busalacchi explained the Airport hosted a Round Table Conference last month by the Quotient Group and Ailevon Pacific round table series. Ailevon Pacific is an air service development consultant very well known throughout the country and the Quotient Group is the Marketing & Public Relations Firm the airport hired. The round table had 75 attendees, 8 airlines from around the country and more than 50 percent of the attendees flew into MLB. This event was very successful and gave us an opportunity to showcase MLB and the Space Coast community.

The Business Development team worked with Allegiant on a social media campaign that ran January through February. This campaign had three influencers with a total of 49 posts and over a million views, comments, likes, and shares. Overall, the influencer campaign was very successful with a focus on all the Allegiant cities.

Mr. Donovan thanked the Tourist Development Council (TDC), Peter Cranis for their participation at the conference dinner and for their assistance in funding this event.

Adjournment

This meeting was adjourned by Chairman William Potter at 9:32 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