

VISIONING WORKSHOP | TICO AA MASTER PLANS AGENDA

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Approval of Agenda
- E. Visioning Presentation
 - a. Brad Weston, CM, Director
Ricondo
- F. Board Discussion and Recommendations
- G. Public Comments
- H. Adjourn

Airport Master Plans Update Board Update and Visioning Workshop

June 15, 2023



Objective and Agenda

Objective

To obtain feedback from TCAA Board Members on the following Master Plan elements:

- 1. Strengths and Opportunities Assessment*
- 2. Visioning*
- 3. Overall Study Goals*

Agenda

- Airport Master Plan Overview
- Recap of Strategic Business Plan (2021)
- Strengths and Opportunities Assessment
- Target Development and Desired Amenities
- Airport Vision and Master Plan Update Goals

Airport Master Plan Overview

Relationship Among Master Plans

3

Unique airports

Airport Master Plans

Capital Improvement Programs

Stakeholder engagement and public outreach processes

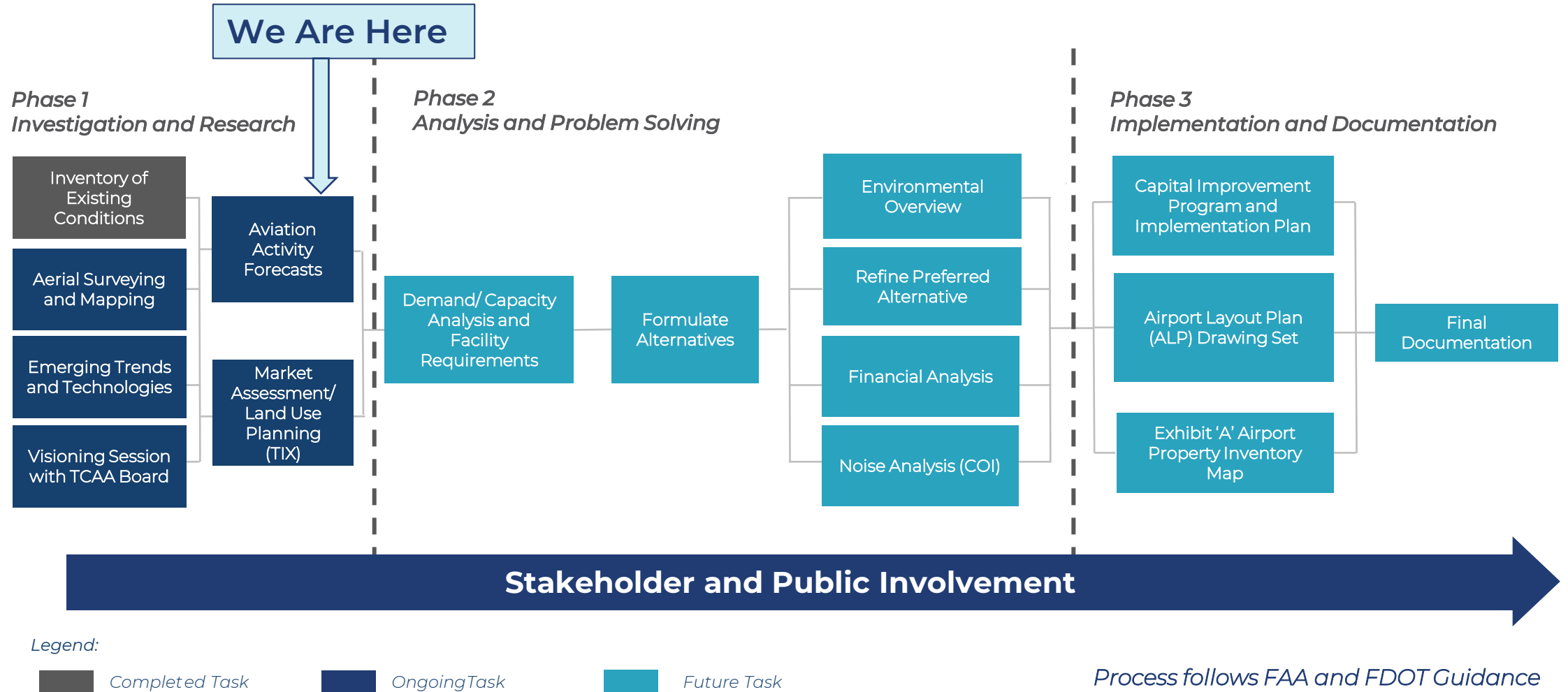
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System of airports

Cohesive financial strategy that considers system-wide affordability

Note: The scopes of services have been prepared to leverage concurrent data collection and documentation efforts among the three master plans.

Airport Master Plan Overview Process Diagram



Recap of Strategic Business Plan (2021)

Goal 1 - Preserve and enhance the system of airfields

Objective – pursue grants for airfield improvements

Goal 2 - Enhance financial performance

Objective – reorganize organizational structure to meet workforce needs

Objective – transition to new accounting system

Objective – develop lease management system

Objective – establish cost centers for each individual airport

Goal 3 - Promote and facilitate additional aviation services and facilities

Goal 4 - Prepare and promote aeronautical/non-aeronautical property for attracting new businesses



Space Coast Regional Airport

TIX - Strengths and Opportunities Assessment

Strengths:

- Existing property footprint (1,650 acres) could support additional revenue-generating facilities
- Proximity to I-95, SR 407, SR 405, and KSC
- Highly capable airfield and facilities to support corporate and business aviation
 - 7,300-foot runway with Instrument Landing System
 - Air Traffic Control Tower
 - ARFF facility
 - Foreign Trade Zone #136
- FAA-licensed horizontal spaceport
- Independently operated Airport Authority

Opportunities:

- Development and investment from aerospace companies and third-party developers
- Improvements to landside access and circulation could increase developable space and improve aesthetics
- Proximity to existing rail and port infrastructure
- US Customs and Border Protection Facility (demand-driven)
- Continued partnerships with funding agencies and regional entities
- Private sector development and investment

TIX – Target Development and Desired Amenities

Target Development

- Charter flight departments
- Maintenance, repair, and overhaul (MRO) operators
- Aerospace (mission support, manufacturing, and R&D) companies
- Emerging trends & technologies (vertiport)
- Airframe and powerplant (A&P)/avionics
- Air ambulance
- Non-aeronautical and industrial development

Desired Amenities

- Restaurant
- U.S. Customs & Border Protection Facility
- Access road improvements
- Shovel-ready development sites
- Hangar development
- Improved access to rail and port facilities

TIX - Vision and Master Plan Goals

TIX Vision

To be the premier corporate aviation hub for the TCAA system of airports

Master Plan Goals



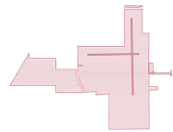
Preserve and enhance the existing airfield to accommodate future corporate aviation demand



Incorporate and leverage key findings and recommendations from the Spaceport Master Plan



Establish an independent and system-wide Capital Improvement Program (CIP)



Develop a land use plan that considers repurposing underutilized or aging assets



Merritt Island Airport

COI - Strengths and Opportunities Assessment

Strengths:

- Centralized location in Brevard County
- Active general aviation community
- Robust mix of training activity and itinerant general aviation traffic
- High demand for existing aeronautical facilities
- Independently operated Airport Authority

Opportunities:

- Adjacent land acquisition could increase opportunities for developable space and revenue diversification
- Landside access improvements could enhance aesthetics and improve circulation
- Continued partnerships with funding agencies and regional entities
- New GA/FBO terminal facility with self-fueling opportunities
- Private sector development and investment

COI - Target Development and Desired Amenities

Target Development

- General Aviation activity
- Businesses supporting General Aviation
- Recreational flying
- Air charter operators

Desired Amenities

- FBO terminal facility with self-fueling opportunities
- Restaurant
- Access road and aesthetic improvements
- Shovel-ready development sites
- Hangar development

COI - Vision and Master Plan Goals

COI Vision

To be a vibrant and self-sustaining general aviation airport that supports recreational flight activity with enhanced amenities and modern facilities

Master Plan Goals



Prepare an incremental plan to modernize aging facilities



Forecast future demand and evaluate airfield capacity



Establish an independent and system-wide Capital Improvement Program (CIP) that focuses on financial resiliency



Develop a plan that considers access, circulation, and aesthetic improvements



Arthur Dunn Airpark

X21 - Strengths and Opportunities Assessment

Strengths:

- General aviation facility with a broad range of aeronautical activities including skydiving
- Existing airfield capacity would support increased aeronautical activity
- Non-aeronautical tenants diversify revenue stream for TCAA
- Independently operated Airport Authority

Opportunities:

- Land use optimization could yield additional developable space
- Excess airfield capacity could be leveraged to attract additional aeronautical tenants including flight schools and MRO operators
- New GA/FBO terminal facility with self-fueling opportunities
- Private sector development and investment

X21 – Target Development and Desired Amenities

Target Development

- Flight training
- Recreational flying
- Maintenance, repair, and overhaul (MRO) operators
- Helicopter repair
- Special events (fly-ins, overnight camping, etc.)
- Community recreation
- Non-aeronautical development

Desired Amenities

- Flight school
- FBO terminal facility with self-fueling opportunities
- Aircraft observation/viewing area
- Shovel-ready development sites

X21 - Vision and Master Plan Goals

X21 Vision

To support recreational flying and enhance flight training activity by attracting additional aeronautical tenants

Master Plan Goals



Evaluate activity levels at the Airport and assess airfield capacity



Enhance the existing airfield to continue to support recreational flying



Prepare a plan that maximizes land use opportunities for accommodating future aeronautical demand and non-aeronautical opportunities



Identify improvements to modernize facilities to attract additional tenants and investments at X21

Thank You

