



Tampa International Airport

AVIATION AUTHORITY

**REGULAR BOARD MEETING AND
BOARD OF ADJUSTMENT PUBLIC HEARING**

**Thursday, May 1, 2025
9:00 A.M.**

**Boardroom
Level 4 at SkyCenter ONE**

AGENDA

Any person who desires to appeal any decisions made at this meeting will need a record of the proceedings and for that purpose may need to ensure that a verbatim record of the proceeding is made which includes the testimony and evidence upon which the appeal is based. Any person requiring reasonable accommodations to attend any public meeting because of a disability or physical impairment must submit a written request to Violet Cummins, Board Services Administrator, Hillsborough County Aviation Authority, Post Office Box 22287, Tampa, FL 33622 or via email at vcummins@TampaAirport.com. Such request must be received at least 48 hours before the meeting. If you have any questions, please call (813) 870-7869.



Thursday, May 1, 2025
Aviation Authority Regular Board Meeting and Board of Adjustment
Public Hearing

AGENDA

9:00 A.M.

Level 4 at SkyCenter ONE
Boardroom

A. PLEDGE OF ALLEGIANCE

1. Pledge of Allegiance

B. CALL TO ORDER (BOARD OF ADJUSTMENT PUBLIC HEARING)

1. Call to Order

C. BOARD OF ADJUSTMENT HEARING

1. Airport Study No. 2025-07, Baker Barrios Architects, requesting a variance to construct a 27-story mixed-use tower containing 322 residential units, with 32,518 square feet of ground level retail and commercial space, with a maximum height of 310' AMSL, located at 1101 East Harrison Street, Tampa, FL, Resolution No. 2025-65
2. Airport Study No. 2025-14, Jerry Britt, requesting a variance to rebuild and expand an existing single-family home, with a maximum height of 31' AMSL, located at 618 Columbia Dr., Tampa, FL, Resolution No. 2025-66

D. CALL TO ORDER (REGULAR BOARD MEETING)

1. Call to Order

E. APPROVAL OF THE AGENDA

1. Approval of the Agenda

F. PUBLIC COMMENTS

1. Public Comments

G. APPROVAL OF THE MINUTES

1. Approval of the Minutes

H. MANAGEMENT REPORT

1. Management Report

I. APPROVAL OF THE CONSENT AGENDA

1. Use and Lease Agreement for Fuel Facilities and Pipeline, Frontier Airlines, Inc., Tampa International Airport, Resolution No. 2025-56

2. Amendment No. 2 to Use and Lease Agreement for Fuel Facilities and Pipeline, Spirit Airlines, Inc., Tampa International Airport, Resolution No. 2025-69

3. North Cargo Building Space Rental Agreement, Quantem Aviation Services, LLC, Tampa International Airport, Resolution No. 2025-57

4. Ground Lease Agreement, Tampa J Automotive Management, LLC, Tampa International Airport, Resolution No. 2025-58

5. Increase to Authorization, Facility Security Systems, Equipment, and Software with Related Services utilizing Sourcewell Contract No. 030421-JHN, Johnson Controls Fire Protection LP, Tampa International Airport, Peter O. Knight Airport, Tampa Executive Airport, and Plant City Airport

6. Purchase Order, General Aviation Facilities Rehabilitation utilizing Omnia Contract No. R230404, HCAA Project No. 6765 22, Weather Proofing Technologies, Inc., Peter O. Knight Airport

7. Purchase Orders, Records Management System utilizing NASPO Agreement No. 23012, International Business Machines Corporation, Tampa International Airport

8. Increase in Authorization, Telecommunications Infrastructure Project Services 2 (TIPS 2) utilizing State of Florida Contract No. DMS-18/19-045E, COMCO Communication Installation and Service Company, Inc., Peter O. Knight, Tampa Executive and Plant City Airports

J. POLICIES OR RULES FOR CONSIDERATION OR ACTION

1. Update to Policy Manual, Revisions to Policy for Approval: Section 400, Policy P410, Procurement

K. COMMITTEE REPORTS

1. Report of Audit Committee Meeting held on April 3, 2025 in the Authority Boardroom

L. UNFINISHED BUSINESS

1. Amendment No. 3 to Part 1 Contract for Design-Build Services, Airside D Development Program & Westside Checked Baggage Screening System Relocation and Upgrades, HCAA Project Nos. 8500 23 & 8515 24, Hensel Phelps Construction Co., Tampa International Airport, Resolution No. 2025-68

M. NEW BUSINESS

1. Maintenance Contract, Metasys Building Management System Maintenance and Support, Johnson Controls Inc., Tampa International Airport, Resolution No. 2025-63

2. Selection of Firm and Award of Revolving Credit Facility Agreement, Truist Bank and Truist Commercial Equity, Inc., Tampa International Airport, Resolution No. 2025-64

3. Purchase Orders, Audiovisual Equipment, Accessories, and Services utilizing Omnia Partners Contract No. R201201, AVI-SPL, LLC, utilizing Omnia Contract No. 01-145, Howard Technology Solutions a division of Howard Industries Inc., and utilizing TIPS-US Contract No. 230105, The ProMedia Group of Tampa Corp., Tampa International Airport

N. STAFF REPORTS

1. Staff Reports

O. ADJOURNMENT

1. Adjournment



Thursday, May 1, 2025
Aviation Authority Regular Board Meeting and Board of Adjustment
Public Hearing

AGENDA
9:00 A.M.
Level 4 at SkyCenter ONE
Boardroom

A. PLEDGE OF ALLEGIANCE

Subject	1. Pledge of Allegiance
Meeting	May 1, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Procedural

B. CALL TO ORDER (BOARD OF ADJUSTMENT PUBLIC HEARING)

Subject	1. Call to Order
Meeting	May 1, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Procedural

C. BOARD OF ADJUSTMENT HEARING

Subject	1. Airport Study No. 2025-07, Baker Barrios Architects, requesting a variance to construct a 27-story mixed-use tower containing 322 residential units, with 32,518 square feet of ground level retail and commercial space, with a maximum height of 310' AMSL, located at 1101 East Harrison Street, Tampa, FL, Resolution No. 2025-65
Meeting	May 1, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action

Background:

Baker Barrios Architects (Petitioner) is seeking to construct a 27-story mixed-use tower containing 322 residential units, with 32,518 square feet of ground level retail and commercial space, with a maximum height of 310' AMSL, located at 1101 East Harrison Street, Tampa, FL. The nearest airport is Peter O. Knight Airport.

Notice of this Hearing before the Board of Adjustment was provided on April 9, 2025.

Proposal:

Petitioner is requesting a variance to construct a 27-story mixed-used tower containing 322 residential units, with 32,518 square feet of ground level retail and commercial space.

Operational Impact:

The Petition was presented to the Airport Hearing Officer on March 13, 2025 and, based on testimony and evidence presented, the Hearing Officer found that approval of the variance, with required conditions, would have no adverse effect on existing FAA restrictions, would not cause additional impacts or loss of utility to Peter O. Knight Airport, would not be contrary to the public interest, would avoid unnecessary hardship to the Petitioner's property, and would be in accordance with the spirit of the Airport Zoning Regulations and Chapter 333, Florida Statutes.

The FAA's aeronautical study found that the Petitioner's request would not be a hazard to air navigation provided certain conditions are met.

FDOT was provided the opportunity to review the Petition and found it to be consistent with Florida Statutes.

Funding:

N/A

Recommendation:

The Airport Hearing Officer recommends that the Board of Adjustment approve the variance to Airport Zoning Regulations requested by Petitioner with the following conditions: (1) Red Obstruction lighting is required in accordance with FAA Advisory Circular 70/7460-1M; (2) E-File FAA Form 7460-2 with the FAA if the project is abandoned or at least 10 days prior to construction and within five (5) days after the construction reaches its greatest height; (3) Since the structure considered under the study lies within close proximity to an airport and may be subjected to aircraft overflight, it is recommended a noise reduction level of at least 25 dB be incorporated into design; (4) Notify the Airport at least five

(5) days prior to starting construction at 813-870-7863; (5) Petitioner will be required to follow all conditions specified in the FAA Determination of No Hazard to remain in compliance; (6) Installation equipment (Crane) exceeding 310' AMSL will require a separate permit by the Authority; and (7) Any glint or glare issues identified from the project must be mitigated by the Petitioner to the satisfaction of the Authority to avoid adverse impacts to aviation.

The variance will be valid until the FAA Determination of No Hazard to Air Navigation expires August 27, 2025, but if the FAA Determination of No Hazard is extended by the FAA for no more than 18 months, the variance will also be extended one time, without further action of the Board of Adjustment, provided that no changes in the proposed structure have occurred.

The Board of Adjustment may render its decision based on the findings and recommendations of the Hearing Officer. However, the Board of Adjustment may, but is not required to, review the record of the Hearing Officer's public hearing.

Resolution:

Resolution No. 2025-65 approves and authorizes a variance for Airport Study No. 2025-07, Baker Barrios Architects, requesting a variance to construct a 27-story mixed-use tower containing 322 residential units, with 32,518 square feet of ground level retail and commercial space, with a maximum height of 310' AMSL, located at 1101 East Harrison Street, Tampa, FL; and authorizes the Airport Zoning Director or designee to execute all other ancillary documents.

C. BOARD OF ADJUSTMENT HEARING

Subject	2. Airport Study No. 2025-14, Jerry Britt, requesting a variance to rebuild and expand an existing single-family home, with a maximum height of 31' AMSL, located at 618 Columbia Dr., Tampa, FL, Resolution No. 2025-66
Meeting	May 1, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action

Background:

Jerry Britt (Petitioner) is seeking to rebuild and expand an existing single-family home, with a maximum height of 31' AMSL, located at 618 Columbia Dr., Tampa, FL. The nearest airport is Peter O. Knight Airport.

Notice of this Hearing before the Board of Adjustment was provided on April 9, 2025.

Proposal:

Petitioner is requesting a variance to rebuild and expand an existing single-family home.

Operational Impact:

The Petition was presented to the Airport Hearing Officer on March 27, 2025 and, based on testimony and evidence presented, the Hearing Officer found that approval of the variance, with required conditions, would have no adverse effect on existing FAA restrictions, would not cause additional impacts or loss of utility to Peter O. Knight Airport, would not be contrary to the public interest, would avoid unnecessary hardship to the Petitioner's property, and would be in accordance with the spirit of the Airport Zoning Regulations and Chapter 333, Florida Statutes.

The FAA's aeronautical study found that the Petitioner's request would not be a hazard to air navigation provided certain conditions are met.

FDOT was provided the opportunity to review the Petition and found it to be consistent with Florida Statutes.

Funding:

N/A

Recommendation:

The Airport Hearing Officer recommends that the Board of Adjustment approve the variance to Airport Zoning Regulations requested by Petitioner with the following conditions: (1) Notify the Airport at least five (5) days prior to starting construction at 813-870-7863 and provide Airport Study Number; (2) Red Obstruction lighting is required in accordance with FAA Advisory Circular 70/7460-1M; (3) E-File FAA Form 7460-2 with the FAA if the project is abandoned or within five (5) days after the construction reaches its greatest height; (4) The project is subject to requirements listed in the Federal Aviation Administration Aeronautical Studies attached to the Recommended Order with the exception that height limits are restricted to the heights shown on the point data sheet attached as Exhibit A and in accordance with elevation plans submitted; (5) The Petitioner will be required to follow all conditions specified in the FAA Determination of No Hazard to remain in compliance; (6)

Installation equipment (Crane) exceeding 31' AMSL will require a separate permit by the Authority; (7) Any glint or glare issues identified from the project must be mitigated by the Petitioner to the satisfaction of the Authority to avoid adverse impacts to aviation; (8) Occupants and/or owners of the new home understand that the location of the structure lies in the approach and departure path of Peter O. Knight Airport and occupants may be subjected to aircraft overflight, noise, and/or light from aircraft; (9) The property falls outside of the 65 DNL noise contour around Peter O. Knight Airport and is a compatible use but the Authority suggests a noise reduction level of at least 25 dB be incorporated into design; and (10) Exhibit B, pertaining to Part 77 of the Approach Transitional, identifies controlling surfaces that must be maintained to remain in compliance with the Permit. The property owner will be responsible for maintaining airspace clearances on all new development and objects of natural growth not covered under the variance request.

The variance will be valid until the FAA Determination of No Hazard to Air Navigation expires October 5, 2026, but if the FAA Determination of No Hazard is extended by the FAA for no more than 18 months, the variance will also be extended one time, without further action of the Board of Adjustment, provided that no changes in the proposed structure have occurred.

The Board of Adjustment may render its decision based on the findings and recommendations of the Hearing Officer. However, the Board of Adjustment may, but is not required to, review the record of the Hearing Officer's public hearing.

Resolution:

Resolution No. 2025-66 approves and authorizes a variance for Airport Study No. 2025-14, Jerry Britt, requesting a variance to rebuild and expand an existing single-family home, with a maximum height of 31' AMSL, located at 618 Columbia Dr., Tampa, FL; and authorizes the Airport Zoning Director or designee to execute all other ancillary documents.

D. CALL TO ORDER (REGULAR BOARD MEETING)

Subject	1. Call to Order
Meeting	May 1, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Procedural

E. APPROVAL OF THE AGENDA

Subject	1. Approval of the Agenda
Meeting	May 1, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action

F. PUBLIC COMMENTS

Subject	1. Public Comments
Meeting	May 1, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Information

Speakers are allowed 3 minutes total to comment on propositions before the Board. Speakers designated to speak on behalf of a group of 2 or more individuals are allowed 5 minutes total to comment on propositions before the Board.

G. APPROVAL OF THE MINUTES

Subject	1. Approval of the Minutes
Meeting	May 1, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action

H. MANAGEMENT REPORT

Subject	1. Management Report
Meeting	May 1, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Information

I. APPROVAL OF THE CONSENT AGENDA

Subject	1. Use and Lease Agreement for Fuel Facilities and Pipeline, Frontier Airlines, Inc., Tampa International Airport, Resolution No. 2025-56
Meeting	May 1, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action (Consent)

Background:

In 1970, the Authority entered into a lease and pipeline license agreement with several of the signatory airlines then serving Tampa International Airport for the construction of a jet fuel storage facility and pipeline distribution system to the airside buildings. The airlines collectively financed and operated the fuel system. The agreement had a thirty-year Term that ended on September 30, 1999. At the end of the Term, the fuel system became the property of the Authority.

On November 4, 1999, the Authority entered into a Use and Lease Agreement for Fuel Facilities and Pipeline (Agreement) with multiple airlines (Tampa Fuel Committee) for the operation and maintenance of the fuel system for a 40-year Term beginning October 1, 1999 and ending September 30, 2039.

Frontier Airlines, Inc. (Frontier) wishes to utilize the Authority's fuel facilities provided at Tampa International Airport.

Proposal:

Staff recommends entering into an Agreement with Frontier for the Term of May 1, 2025 to September 30, 2039. Under the terms of the Agreement, the Ground Rent for Demised Premises, Fuel Storage Facilities Rent, and initial Improvements Payments Rent (Rents) are comprised of the following:

Description of Rents	Initial Annual Rents	Initial Monthly Rents
Ground Rent for Demised Premises	\$199,763.81	\$16,646.98
Fuel Storage Facilities Rent	\$394,042.82	\$32,836.90
Improvements Payments Rent		
Expansion of System – East Cargo to Emery	\$334,776.24	\$27,898.02
Expansion of System – East Cargo to FedEx	\$53,989.32	\$4,499.11
Secondary Containment for Fuel Storage Tanks	\$445,400.88	\$37,116.74
Bulk Fuel Storage Facility Upgrades	\$777,331.32	\$64,777.61
EFSO Project	\$202,164.36	\$16,847.03
Truck Rack Project	\$166,129.32	\$13,844.11
FY23 Fuel Farm Projects - Group 1	\$323,756.88	\$26,979.74
FY23 Fuel Farm Projects - Group 2	\$195,582.81	\$16,298.57
TOTAL	\$3,092,937.76	\$257,744.81

Funding:

N/A

Recommendation:

Management recommends adoption of Resolution No. 2025-56.

Resolution:

Resolution No. 2025-56 approves and authorizes execution of Use and Lease Agreement for Fuel Facilities and Pipeline at Tampa International Airport with Frontier Airlines, Inc.; and authorizes the Chief Executive Officer or designee to execute all other ancillary documents.

I. APPROVAL OF THE CONSENT AGENDA

Subject	2. Amendment No. 2 to Use and Lease Agreement for Fuel Facilities and Pipeline, Spirit Airlines, Inc., Tampa International Airport, Resolution No. 2025-69
Meeting	May 1, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action (Consent)

Background:

In 1970, the Authority entered into a lease and pipeline license agreement with several of the signatory airlines then serving Tampa International Airport for the construction of a jet fuel storage facility and pipeline distribution system to the airside buildings. The airlines collectively financed and operated the fuel system. The agreement had a 30-year Term that ended on September 30, 1999. At the end of the Term, the fuel system became the property of the Authority.

On November 4, 1999, the Authority entered into a Use and Lease Agreement for Fuel Facilities and Pipeline (Agreement) with multiple airlines (Tampa Fuel Committee) for the operation and maintenance of the fuel system for a 20-year Term beginning October 1, 1999 and ending September 30, 2019.

Amendment No. 1 to the Agreement was executed in 2019 and extended the termination date to September 30, 2024, updated the Demised Premises, and included Authority required contractual language.

Proposal:

Staff recommends the Authority enter into Amendment No. 2 to the Agreement with Spirit Airlines, Inc. to affirm and ratify the terms and conditions of Amendment No. 1 and extend the Term of the Agreement an additional fifteen (15) years for a final termination date of September 30, 2039.

Under the terms of Amendment No. 2, the Ground Rent for Demised Premises, Fuel Storage Facilities Rent, and initial Improvements Payments Rent (Rents) will be billed retroactive to October 1, 2024, with such Rents being comprised of the following:

Description of Rents	Initial Annual Rents	Initial Monthly Rents
Ground Rent for Demised Premises	\$199,763.81	\$16,646.98
Fuel Storage Facilities Rent	\$394,042.82	\$32,836.90
Improvements Payments Rent		
Expansion of System – East Cargo to Emery	\$334,776.24	\$27,898.02
Expansion of System – East Cargo to FedEx	\$53,989.32	\$4,499.11
Secondary Containment for Fuel Storage Tanks	\$445,400.88	\$37,116.74
Bulk Fuel Storage Facility Upgrades	\$777,331.32	\$64,777.61
EFSO Project	\$202,164.36	\$16,847.03
Truck Rack Project	\$166,129.32	\$13,844.11
FY23 Fuel Farm Projects - Group 1	\$323,756.88	\$26,979.74
FY23 Fuel Farm Projects - Group 2	\$195,582.81	\$16,298.57
TOTAL	\$3,092,937.76	\$257,744.81

Funding:

N/A

Recommendation:

Management recommends adoption of Resolution No. 2025-69.

Resolution:

Resolution No. 2025-69 approves and authorizes execution of Amendment No. 2 to Use and Lease Agreement for Fuel Facilities and Pipeline at Tampa International Airport with Spirit Airlines, Inc.; and authorizes the Chief Executive Officer or designee to execute all other ancillary documents.

I. APPROVAL OF THE CONSENT AGENDA

Subject	3. North Cargo Building Space Rental Agreement, Quantem Aviation Services, LLC, Tampa International Airport, Resolution No. 2025-57
Meeting	May 1, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action (Consent)

Background:

Quantem Aviation Services, LLC (Quantem) desires to lease Suite E of the North Cargo Building to conduct cargo handling related business operations.

Proposal:

The North Cargo Building Space Rental Agreement (Agreement) is effective October 1, 2025 and terminates September 30, 2027. Either party may terminate the Agreement upon 60 days' written notice. Under the Agreement, Quantem will lease Cargo Building Space at \$7.84 per square foot and pay an annual O&M Rent at \$0.35 per square foot. The Initial Rents under the Agreement are as follows:

FY26| Oct 1, 2025 - September 30, 2026

Description	Sq. Ft.	Rate	Annual	Monthly
Suite E - Warehouse Space Rent	5,040	\$7.84	\$39,513.60	\$3,292.80
Suite E - O&M Rent	5,040	\$0.35	\$1,764.00	\$147.00
TOTAL	5,040		\$41,277.60	\$3,439.80

Funding:

N/A

Recommendation:

Management recommends adoption of Resolution No. 2025-57.

Resolution:

Resolution No. 2025-57 approves and authorizes execution of North Cargo Building Space Rental Agreement at Tampa International Airport with Quantem Aviation Services, LLC; and authorizes the Chief Executive Officer or designee to execute all other ancillary documents.

I. APPROVAL OF THE CONSENT AGENDA

Subject	4. Ground Lease Agreement, Tampa J Automotive Management, LLC, Tampa International Airport, Resolution No. 2025-58
Meeting	May 1, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action (Consent)

Background:

In 2015, the Authority entered into a Ground Lease with Jerry Ulm Dodge, Inc. The Ground Lease was assigned in 2017 to Tampa J Automotive Management, LLC (Tampa J) for vehicle parking and access to Tampa J's auto shop business. The Term is for 10 years, terminating on July 31, 2025. Tampa J desires to enter into a new Ground Lease Agreement.

Proposal:

Staff recommends approval of a Ground Lease Agreement with Tampa J for approximately 21,349 square feet of land located at 4855 West Hillsborough Avenue. The Ground Lease Agreement will begin on August 1, 2025 and terminate on July 31, 2030. Tampa J will have one, five-year renewal option upon written request to and acceptance by the Authority Chief Executive Officer. Either party may terminate the Ground Lease Agreement with 90 days' written notice. The first-year Rents under the Ground Lease Agreement are \$18,787.12 paid in monthly installments of \$1,565.59 plus applicable taxes. Rents will increase 3.09% annually thereafter.

Funding:

N/A

Recommendation:

Management recommends adoption of Resolution No 2025-58.

Resolution:

Resolution No. 2025-58 approves and authorizes execution of Ground Lease Agreement at Tampa International Airport with Tampa J Automotive Management, LLC; and authorizes the Chief Executive Officer or designee to execute all other ancillary documents.

I. APPROVAL OF THE CONSENT AGENDA

Subject	5. Increase to Authorization, Facility Security Systems, Equipment, and Software with Related Services utilizing Sourcewell Contract No. 030421-JHN, Johnson Controls Fire Protection LP, Tampa International Airport, Peter O. Knight Airport, Tampa Executive Airport, and Plant City Airport
Meeting	May 1, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action (Consent)

Background:

On May 5, 2022, the Board authorized the issuance of Purchase Orders to Johnson Controls Fire Protection LP for the inspection and certification of fire alarm system devices utilizing Sourcewell Contract No. 030421-JHN. The Authority's O&M Budget provides for the inspection and certification of fire alarm system devices throughout the Authority. The Term of the Purchase Orders is May 5, 2022 through April 22, 2025, with one discrete, one-year renewal option at the discretion of the Chief Executive Officer, in a maximum purchase authorization amount of \$322,000. The Chief Executive Officer exercised the one-year renewal option on January 30, 2025.

The addition of SkyCenter One and the Blue Express Curbsides increased the number of fire alarm inspection and certification locations, which locations included horns/strobes, heat detectors, and tamper switches.

Authority Policy P410 authorizes the utilization of federal, state, local or multi-state cooperative purchasing contracts to purchase goods and services without obtaining three quotes or advertisement.

Proposal:

This item requests an increase of \$100,000 to the previously approved maximum purchase authorization amount of \$322,000 for facility security systems, equipment, and software with related services, for a new maximum purchase authorization amount of \$422,000.

Funding:

This item is included in the O&M Budget.

Recommendation:

The Chief Executive Officer recommends that the Board authorize an increase of \$100,000 to the previously approved maximum purchase authorization amount of \$322,000 for facility security systems, equipment, and software and related services for a new maximum purchase authorization amount of \$422,000 and authorize the Chief Executive Officer or designee to execute all other ancillary documents.

The Board may act on this by motion; no resolution is required.

I. APPROVAL OF THE CONSENT AGENDA

Subject	6. Purchase Order, General Aviation Facilities Rehabilitation utilizing Omnia Contract No. R230404, HCAA Project No. 6765 22, Weather Proofing Technologies, Inc., Peter O. Knight Airport
Meeting	May 1, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action (Consent)

Background:

HCAA Project No. 6765 22 replaces the roof and stucco of the Administration Building 2800 (Building) located at Peter O. Knight Airport. The 2,900 square foot single-story Building was initially constructed in 2001 as an annex to Peter O. Knight's main FBO building. The original roof is still on the Building, exceeding its 20-year life expectancy and necessitating regular repairs. The Building's stucco is experiencing noticeable deterioration and rust due to metal trim and accessories at Building corners, control joints, and openings.

Authority Policy P410 authorizes the utilization of federal, state, local or multi-state cooperative purchasing contracts to purchase goods and services without obtaining three quotes or advertisement.

Proposal:

This item authorizes the issuance of Purchase Orders to Weather Proofing Technologies, Inc. to replace the Building roof and stucco utilizing Omnia Contract No. R230404 in a maximum purchase authorization amount of \$275,000.

Funding:

This item is included in the Capital Budget.

Recommendation:

The Chief Executive Officer recommends the Board authorize the issuance of Purchase Orders to Weather Proofing Technologies, Inc. and authorize the Chief Executive Officer or designee to execute all other ancillary documents.

The Board may act on this by motion; no resolution is required.

I. APPROVAL OF THE CONSENT AGENDA

Subject	7. Purchase Orders, Records Management System utilizing NASPO Agreement No. 23012, International Business Machines Corporation, Tampa International Airport
Meeting	May 1, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action (Consent)

Background:

The Authority has been using FileNet records management software to store, search, and retrieve electronic records since 1999. The Authority requires continued support of its records management system to stay in compliance with State of Florida records retention requirements for electronic records management systems.

International Business Machines Corporation provides software licenses, annual software maintenance, and consulting services for FileNet utilizing NASPO Agreement No. 23012.

Execution of purchase documents including, but not limited to, statements of work outlining requirements, service orders, and service level agreements for support and maintenance are often required to complete purchase transactions for these services.

Authority Policy P410 authorizes the utilization of federal, state, local or multi-state cooperative purchasing contracts to purchase goods and services without obtaining three quotes or advertisement.

Proposal:

This item authorizes the issuance of Purchase Orders to International Business Machines Corporation utilizing NASPO Agreement No. 23012 for the continued support of the Authority's document management software for the period of May 1, 2025 through June 30, 2025, with one, one-year renewal option at the discretion of the Chief Executive Officer, in a maximum purchase authorization amount of \$200,000.

In addition, this item requests authorization for the Chief Executive Officer or designee to execute all ancillary documents required to complete purchases including, but not limited to, statements of work outlining requirements, service orders, and service level agreements.

Funding:

This item is included in the O&M Budget.

Recommendation:

The Chief Executive Officer recommends the Board authorize the issuance of Purchase Orders to International Business Machines Corporation and authorize the Chief Executive Officer or designee to execute all other ancillary documents.

The Board may act on this by motion; no resolution is required.

I. APPROVAL OF THE CONSENT AGENDA

Subject	8. Increase in Authorization, Telecommunications Infrastructure Project Services 2 (TIPS 2) utilizing State of Florida Contract No. DMS-18/19-045E, COMCO Communication Installation and Service Company, Inc., Peter O. Knight, Tampa Executive and Plant City Airports
Meeting	May 1, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action (Consent)

Background:

On February 6, 2020, the Board authorized the issuance of Purchase Orders to COMCO Communication Installation and Service Company, Inc. (COMCO) for telecommunications infrastructure project-related services on an as-needed basis, utilizing State of Florida Contract No. DMS-18/19-045E in a maximum purchase authorization amount of \$5,000,000 for the Term of February 6, 2020 through December 2, 2022, with three, one-year renewal options at the discretion of the Chief Executive Officer.

On December 13, 2022, the Chief Executive Officer authorized the three, one-year renewal options at the same terms and conditions for the renewal period of December 3, 2022 through December 2, 2025.

Authority Policy P410 authorizes the utilization of federal, state, local, or multi-state cooperative purchasing contracts to purchase goods and services without obtaining three quotes or advertisement.

Proposal:

This item requests an increase of \$1,400,000 to the previously approved maximum purchase authorization amount of \$5,000,000 for Telecommunications Infrastructure Project Services 2 (TIPS 2), for a new maximum purchase authorization amount of \$6,400,000. This increase will enable the Authority to complete work including, but not limited to, normal hard stand lot for cameras, roadway fiber upgrades, common use conversions, and smoke and fire cabling for the Short Term Parking Garage.

Funding:

This item is included in the Capital and O&M Budgets.

Recommendation:

The Chief Executive Officer recommends that the Board authorize an increase of \$1,400,000 to the previously approved maximum purchase authorization amount for Telecommunications Infrastructure Project Services 2 (TIPS 2) for a new maximum purchase authorization amount of \$6,400,000 and authorize the Chief Executive Officer or designee to execute all other ancillary documents.

The Board may act on this by motion; no resolution is required.

J. POLICIES OR RULES FOR CONSIDERATION OR ACTION

Subject	1. Update to Policy Manual, Revisions to Policy for Approval: Section 400, Policy P410, Procurement
Meeting	May 1, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action

Background:

Policy P410, Procurement, establishes guidelines for the procurement of construction, improvements, repairs, or work of any nature, as well as equipment, materials, supplies, and services.

Proposal:

Staff recommends revising Policy P410 to clarify when staff will bring emergency purchases to the Board for ratification, to state commercial advertising is exempt from Board approval, and to further define memberships of professional organizations to include aviation-related, business development, and tourism related and professional organizations.

Funding:

N/A

Recommendation:

The Chief Executive Officer recommends approval of the revisions to Policy P410, Procurement.

The Board may act on this by motion; no resolution is required.

K. COMMITTEE REPORTS

Subject	1. Report of Audit Committee Meeting held on April 3, 2025 in the Authority Boardroom
Meeting	May 1, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Reports

The Audit Committee met on April 3, 2025 in the Authority Boardroom with all members in attendance. The minutes of the September 5, 2024 Audit Committee Meeting were approved. The Audit Committee heard presentations from the Vice President of Internal Audit and the Plante Moran Outsourcing Partner regarding the status of the Fiscal Year 2025 Audit Plan. The Authority's external auditors, RSM US, presented the results of the Fiscal Year 2024 external financial audit. RSM US issued unmodified opinions on the financial statements and compliance reports.

L. UNFINISHED BUSINESS

Subject	1. Amendment No. 3 to Part 1 Contract for Design-Build Services, Airside D Development Program & Westside Checked Baggage Screening System Relocation and Upgrades, HCAA Project Nos. 8500 23 & 8515 24, Hensel Phelps Construction Co., Tampa International Airport, Resolution No. 2025-68
Meeting	May 1, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action

Background:

On August 3, 2023, the Authority awarded a Part 1 Contract for Design-Build Services to Hensel Phelps Construction Co. (Hensel Phelps) for the Airside D Development Program & Westside Checked Baggage Screening System Relocation and Upgrades Project in the maximum purchase authorization amount of \$74,149,546 for basic services and reimbursable expenses. A DBE Goal of 20.5% of the dollar amount earned on the design phase of the Project was incorporated into the Part 1 Contract for Design-Build Services.

On September 5, 2024, the Board approved and authorized Amendment No. 1 to the Part 1 Contract for Design-Build Services with Hensel Phelps in the amount of \$3,994,740, bringing the total Part 1 Contract for Design-Build Services amount to \$78,144,286. The DBE Goal also changed from 20.5% to 19.7%.

On March 19, 2025, the Chief Executive Officer approved and authorized Amendment No. 2 to the Part 1 Contract for Design-Build Services with Hensel Phelps in the amount of \$3,610,162, bringing the total Part 1 Contract for Design-Build Services amount to \$81,754,448. The DBE Goal also changed from 19.7% to 17.3%.

Proposal:

Amendment No. 3 to the Part 1 Contract for Design-Build Services provides for additional design related to the Westside Checked Baggage Screening System to upgrade the Airside E Baggage handling system components that have reached the end of their useful life. The amount of this change totals \$559,943. Staff also recommends an additional \$500,000 be authorized by Work Order for any future changes related to the Airside D Development Program & Westside Checked Baggage Screening System Relocation and Upgrades. The total amount for Amendment No. 3 is \$1,059,943, bringing the total Part 1 Contract for Design-Build Services amount to \$82,814,391.

The DBE Goal of 17.3% remains the same.

Funding:

This item is included in the Capital Budget.

Recommendation:

Management recommends adoption of Resolution No. 2025-68.

Resolution:

Resolution No. 2025-68 approves and authorizes execution of Amendment No. 3 to Part 1 Contract for Design-Build Services, Airside D Development Program & Westside Checked Baggage Screening System Relocation and Upgrades, HCAA Project Nos. 8500 23 & 8515 24 at Tampa International Airport with Hensel Phelps Construction Co. in the amount of \$1,059,943; and authorizes the Chief Executive Officer or designee to execute all other ancillary documents.

M. NEW BUSINESS

Subject	1. Maintenance Contract, Metasys Building Management System Maintenance and Support, Johnson Controls Inc., Tampa International Airport, Resolution No. 2025-63
Meeting	May 1, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action

Background:

On March 5, 2015, the Board authorized the execution of a sole source Maintenance Contract for Metasys Building Management System (System) with Johnson Controls Inc. for the Term of April 1, 2015 through March 31, 2020, with one, five-year renewal option, in a total Board approved amount of \$870,000.

On January 8, 2025, a Notice of Intent to Sole Source with Johnson Controls Inc. for continued maintenance and support of the System was publicly advertised. No Responses were received. The System's equipment, parts, and services are proprietary and can only be provided by Johnson Controls Inc.

Authority Policy 410 authorizes sole source purchases when no other authorized vendor can supply the required equipment, materials, supplies or services.

Proposal:

This item authorizes execution of a Maintenance Contract for Metasys Building Management System Maintenance and Support (Contract) with Johnson Controls Inc. for a five-year period beginning May 1, 2025 through April 30, 2030, with one, five-year renewal option to be exercised at the discretion of the Chief Executive Officer or designee. The annual cost to provide services and maintenance of the System under the Contract will be \$112,707.89 with annual adjustments based on changes in the Employment Cost Index of the U.S. Bureau of Labor Statistics. The total not-to-exceed amount for the Contract, including the renewal option, is \$2,036,433.25.

Funding:

This item is included in the O&M Budget.

Recommendation:

Management recommends adoption of Resolution No. 2025-63.

Resolution:

Resolution No. 2025-63 approves and authorizes execution of Maintenance Contract for Metasys Building Management System Maintenance and Support at Tampa International Airport with Johnson Controls Inc.; and authorizes the Chief Executive Officer or designee to execute all other ancillary documents.

M. NEW BUSINESS

Subject	2. Selection of Firm and Award of Revolving Credit Facility Agreement, Truist Bank and Truist Commercial Equity, Inc., Tampa International Airport, Resolution No. 2025-64
Meeting	May 1, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action

Background:

The Authority currently has a Revolving Credit Facility with Truist Bank and STI Institutional & Government, Inc. (Truist Bank serving as Agent) dated April 20, 2020, as amended on July 2, 2020, June 3, 2021, and April 6, 2023, with a current maximum commitment amount of \$100,000,000. Both tax-exempt and taxable borrowings are permitted under that Revolving Credit Facility. The current Revolving Credit Facility is scheduled to expire May 11, 2025.

Proposal:

On January 8, 2025, an Invitation to Negotiate for Revolving Credit Facility at Tampa International Airport was issued.

On February 17, 2025, three (3) Responses were received and evaluated by staff as follows:

1. Bank of America, N.A.
2. Barclays Capital Inc.
3. Truist Bank and Truist Commercial Equity, Inc. (Truist)

After review of the three (3) qualified Responses against the evaluation criteria in the Invitation to Negotiate, the technical evaluation committee recommended concurrent negotiations with Bank of America, N.A. and Truist. After concluding negotiations, the negotiation committee recommended award to Truist as the firm providing the overall best value to the Authority.

The Revolving Credit Facility Agreement (Agreement) will provide the Authority with a maximum commitment amount of \$150,000,000, which amount may be reduced or increased. The Authority may decrease the maximum commitment amount in increments of not less than \$20,000,000 upon thirty (30) days advance written notice to Truist. At the written request of the Authority, the parties may also agree to increase the maximum commitment amount from time to time by written amendment to the Agreement, duly signed by each party, and if required, an amendment to or restatement and reissuance of the Notes, in any such case at the sole discretion of Truist. The Chief Executive Officer may execute the amendments, restatements and reissuance of the Notes. The Term of the Agreement will be 5 years, effective May 12, 2025.

No specific expectancy for W/MBE participation was established.

Recommendation:

Management recommends adoption of Resolution No. 2025-64.

Resolution:

Resolution No. 2025-64 approves the ranking; authorizes a credit facility in the aggregate principal amount of not to exceed at any one time of \$150,000,000 to finance or refinance certain extensions, improvements and betterments to the Airport System as more particularly therein described, and to pay the costs associated therewith; approves the forms of the Tampa International Airport tax-exempt subordinated revenue note, Series 2025A and the taxable subordinated revenue note, Series 2025B and a Revolving Credit Agreement with Truist Commercial Equity, Inc. and Truist Bank, with Truist Bank as Agent, and delegates to authorized officers named therein the authority to approve changes and modifications to such agreements; ratifies the execution and delivery of the Revolving Credit Agreement and authorizes the execution and delivery of other documents required in the consummation of the transactions therein contemplated; establishes project accounts and a subordinated revenues fund, and a debt service account therein with respect to the Revolving Credit Agreement and notes; provides other details with respect thereto; waives conflicts of interest; and provides an effective date.

M. NEW BUSINESS

Subject	3. Purchase Orders, Audiovisual Equipment, Accessories, and Services utilizing Omnia Partners Contract No. R201201, AVI-SPL, LLC, utilizing Omnia Contract No. 01-145, Howard Technology Solutions a division of Howard Industries Inc., and utilizing TIPS-US Contract No. 230105, The ProMedia Group of Tampa Corp., Tampa International Airport
Meeting	May 1, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action

Background:

The Authority's Information Technology Services (ITS) Department manages Tampa International Airport's (Airport) audiovisual infrastructure, including cameras, LCD flat screens, and SMART interactive boards, and regularly purchases equipment, software and related services to support the Authority's technology needs.

On June 3, 2021, the Board authorized Purchase Orders to AVI-SPL, LLC for audiovisual equipment, accessories, and services on an as-needed basis through March 31, 2024, with two, one-year renewal options in a maximum purchase authorization amount of \$5,750,000. This amount did not include funding for the infrastructure requirements of Phase III of the Master Plan. On November 9, 2023, the Board approved an increase of \$7,000,000, increasing the maximum purchase authorization amount to \$12,750,000 to cover the Master Plan projects. Both renewal options have been exercised and the Authority continues to need audiovisual equipment, accessories, and services for various Authority Master Plan and non-Master Plan projects.

The ITS Department has identified AVI-SPL, LLC utilizing Omnia Partners Contract No. R201201, Howard Technology Solutions a division of Howard Industries Inc. utilizing Omnia Contract No. 01-145, and The ProMedia Group of Tampa Corp. utilizing TIPS-US Contract No. 230105 for the provision of audiovisual equipment, installation, support, and other professional services on an as needed basis. Such requirements include, but are not limited to, the continued expansion of self-service bag drops and dual-lane eGates, as well as support upgrades to Airport conference rooms, replacement of wall displays, and audiovisual infrastructure related to Authority projects.

Execution of purchase documents including, but not limited to, statements of work outlining requirements, end user license agreements for the rights to use software, and service level agreements for support and maintenance are often required to complete purchase transactions for these services.

Authority Policy P410 authorizes the utilization of federal, state, local or multi-state cooperative purchasing contracts to purchase goods and services without obtaining three quotes or advertisement.

Proposal:

This item authorizes the issuance of Purchase Orders to AVI-SPL, LLC utilizing Omnia Partners Contract No. R201201, Howard Technology Solutions a division of Howard Industries Inc. utilizing Omnia Contract No. 01-145, and The ProMedia Group of Tampa Corp. utilizing TIPS-US Contract No. 230105 for the purchase of audiovisual equipment, installation, support and other professional services on an as-needed basis for the period of May 1, 2025 through March 31, 2026, in an aggregate maximum purchase authorization amount of \$3,500,000.

In addition, this item requests authorization for the Chief Executive Officer or designee to execute all ancillary documents required to complete purchases including, but not limited to, statements of work, end user license agreements, and service level agreements.

Funding:

This item is included in the O&M and Capital Budgets.

Recommendation:

The Chief Executive Officer recommends the Board authorize the issuance of Purchase Orders to AVI-SPL, LLC, Howard Technology Solutions a division of Howard Industries Inc., and The ProMedia Group of Tampa Corp.; authorize the Chief Executive Officer or designee to execute all purchase documents; and authorize the Chief Executive Officer or designee to execute all other ancillary documents.

The Board may act on this by motion; no resolution is required.

N. STAFF REPORTS

Subject	1. Staff Reports
Meeting	May 1, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Information

O. ADJOURNMENT

Subject	1. Adjournment
Meeting	May 1, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Procedural
