



Tampa International Airport

AVIATION AUTHORITY

REGULAR BOARD MEETING AND BOARD OF ADJUSTMENT PUBLIC HEARING

Thursday, December 4, 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, December 4, 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 HEARING)

1. Call To Order (Board of Adjustment Hearing)

C. BOARD OF ADJUSTMENT HEARING

1. Airport Study No. 2025-128, Tampa Bay Wheel LLC, requesting a variance to construct an amusement park ride, with a maximum height of 258' AMSL, located at 825 Channelside Drive, Tampa, FL, Resolution No. 2025-157
2. Airport Study No. 2025-129, Robert and Carolyn Greene, requesting a variance to construct a new single-family home, with a maximum height of 49' AMSL, located at 122 Martinique Ave., Tampa, FL, Resolution No. 2025-158
3. Airport Study No. 2025-136, Jonathan Sands, requesting a variance to construct a single-family residential home, with a maximum height of 50' AMSL, located at 632 East Davis Blvd., Tampa, FL, Resolution No. 2025-159

D. CALL TO ORDER (REGULAR BOARD MEETING)

1. Call to Order (Regular Board Meeting)

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. Ground Lease with Improvements, City of Tampa, Tampa International Airport, Resolution No. 2025-170

2. Construction Contract, Fire Alarm System Upgrades – Phase 3, HCAA Project No. 7322 26, Johnson Controls Fire Protection, L.P., utilizing Sourcewell Contract No. 030421-JHN, Tampa International Airport, Resolution No. 2025-166
3. Contract for Landscape Maintenance Services (North), Average Joe Landscape, LLC, Tampa International Airport, Resolution No. 2025-160
4. Increase in Authorization, Maintenance Contract for Elevators, Escalators and Moving Walkways, Schindler Elevator Corporation
5. Purchase Orders, Gas, Natural - Supply and Manage utilizing Pinellas County Board of County Commissioners Contract No. 25-0529-B, Interconn Resources, LLC
6. Purchase Orders, PASSUR Landing Fee Management System, PASSUR Aerospace, Inc.
7. Purchase Order, 250KVA - 6.8 L Mobile Generac Generator utilizing Sourcewell Contract 020923-GNR, Federal Contracts Company
8. Use and Permit Agreement for Peer-to-Peer Vehicle Sharing Concession, Turo, Inc., Tampa International Airport, Resolution No. 2025-164
9. Master Agreement, GIS Software, Support, and Services, Environmental Systems Research Institute, Inc., Resolution No. 2025-168
10. Authority Meeting Dates for Calendar Year 2026

J. POLICIES OR RULES FOR CONSIDERATION OR ACTION

1. Update to Rules and Regulations for Approval: Rules and Regulations No. R340 for Tampa International Airport and Rules and Regulations No. R330 for Peter O. Knight, Plant City, and Tampa Executive Airports

K. COMMITTEE REPORTS

1. Committee Reports

L. UNFINISHED BUSINESS

1. Award of Part 2 Contract for Design-Build Services, Replace Parking Revenue Control System (PARCS) Equipment, HCAA Project No. 7215 24, Manhattan Construction Company, Tampa International Airport, Resolution No. 2025-165

M. NEW BUSINESS

1. Supplemental Contract, Human Resources Systems and Related Products and Services utilizing Omnia Partners Contract No. 24-6833, UKG Kronos Systems, LLC, Resolution No. 2025-167
2. CEO Annual Review

N. STAFF REPORTS

1. Staff Reports

O. ATTORNEY-CLIENT CLOSED SESSION

1. Attorney-Client Closed Session

P. ADJOURNMENT

1. Adjournment



Thursday, December 4, 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	Dec 4, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Procedural

B. CALL TO ORDER (BOARD OF ADJUSTMENT HEARING)

Subject	1. Call To Order (Board of Adjustment Hearing)
Meeting	Dec 4, 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. 2025-128, Tampa Bay Wheel LLC, requesting a variance to construct an amusement park ride, with a maximum height of 258' AMSL, located at 825 Channelside Drive, Tampa, FL, Resolution No. 2025-157
Meeting	Dec 4, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action

Background:

Tampa Bay Wheel LLC (Petitioner) is seeking to construct an amusement park ride, with a maximum height of 258' AMSL, located at 825 Channelside Drive, Tampa, FL. The nearest airport is Peter O. Knight Airport.

Notice of the Hearing before the Board of Adjustment was provided on November 12, 2025.

Proposal:

Petitioner is requesting a variance to construct an amusement park ride.

Operation Impact:

The Petition was presented to the Airport Hearing Officer on October 16, 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 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 Office recommends 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 within five (5) days after construction reaches its greatest height; (3) Notify the Airport at least five (5) business days prior to starting construction at 813-870-7863; (4) The Petitioner will be required to follow all conditions specified in the FAA Determination of No Hazard to Air Navigation to remain in compliance; (5) Installation equipment (crane) exceeding 258' AMSL will require a separate permit by the Authority; and (6) 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 March 22, 2027, unless started, extended, revised, or terminated. If the FAA Determination of No Hazard to Air Navigation 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. 2025-157 approves and authorizes a variance for Airport Study No. 2025-128, Tampa Bay Wheel LLC, requesting a variance to construct an amusement park ride, with a maximum height of 258' AMSL, located at 825 Channelside Drive, 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. 2025-129, Robert and Carolyn Greene, requesting a variance to construct a new single-family home, with a maximum height of 49' AMSL, located at 122 Martinique Ave., Tampa, FL, Resolution No. 2025-158
Meeting	Dec 4, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action

Background:

Robert and Carolyn Greene (Petitioners) are seeking to construct a new single-family home, with maximum height of 49' AMSL, located at 122 Martinique Ave., Tampa, FL. The nearest airport is Peter O. Knight Airport.

Notice of the Hearing before the Board of Adjustment was provided on November 12, 2025.

Proposal:

Petitioners are requesting a variance to construct a new single-family home.

Operational Impact:

The Petition was presented to the Airport Hearing Officer on October 16, 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 Petitioners' 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 Petitioners' 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 be consistent with Florida Statutes.

Funding:

N/A

Recommendation:

The Airport Hearing Officer recommends the Board of Adjustment approve the variance to Airport Zoning Regulations requested by Petitioners with the following conditions: (1) Notify the Airport at least three (3) business days prior to starting construction at 813-870-7863; (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 ten (10) days prior to construction and within five (5) days after the construction reaches its greatest height; (4) The project is subject to requirements listed in the FAA Determination of No Hazard to Air Navigation 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 to the Recommended Order and in accordance with elevation plans submitted; (5) Occupants and/or owners of the home must be informed that the structure considered under the

variance lies in the approach and departure path of an airport and occupants may be subjected to overflight, noise and/or light from aircraft; (6) The Petitioners will be required to follow all conditions specified in the FAA Determination of No Hazard to Air Navigation to remain in compliance; (7) Installation equipment (crane) exceeding 38' AMSL or installation of solar panels will require a separate permit by the Authority; (8) Any glint or glare issues identified from the project must be mitigated by the Petitioners to the satisfaction of the Authority to avoid adverse impacts to aviation; (9) To remain in compliance with the permit, the property owners will be responsible for compliance with airspace height restrictions as identified on Exhibit B to the Recommended Order; and (10) The property falls outside of the 65 dnl noise contour around the airport and is a compatible use but the Authority suggests a noise reduction level of at least 25 dB be incorporated into design.

The variance will be valid until the FAA Determination of No Hazard to Air Navigation expires February 21, 2027, unless started, extended, revised, or terminated. If the FAA Determination of No Hazard to Air Navigation 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. 2025-158 approves and authorizes a variance for Airport Study No. 2025-129, Robert and Carolyn Greene, requesting a variance to construct a new single-family home, with a maximum height of 49' AMSL, located at 122 Martinique Ave., Tampa, FL; and authorizes the Airport Zoning Director or designee to execute all other ancillary documents.

C. BOARD OF ADJUSTMENT HEARING

Subject	3. Airport Study No. 2025-136, Jonathan Sands, requesting a variance to construct a single-family residential home, with a maximum height of 50' AMSL, located at 632 East Davis Blvd., Tampa, FL, Resolution No. 2025-159
Meeting	Dec 4, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action

Background:

Jonathan Sands (Petitioner) is seeking to construct a single-family residential home, with a maximum height of 50' AMSL, located at 632 East Davis Blvd., Tampa, FL. The nearest airport is Peter O. Knight Airport.

Notice of the Hearing before the Board of Adjustment was provided on November 12, 2025.

Proposal:

Petitioner is requesting a variance to construct a single-family residential home.

Operation Impact:

The Petition was presented to the Airport Hearing Officer on October 16, 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 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) business days prior to starting construction at 813-870-7863; (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 construction reaches its greatest height; (4) The project is subject to requirements listed in the FAA Determination of No Hazard to Air Navigation 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 to the Recommended Order and in accordance with elevation plans submitted; (5) Occupants and/or owners of the home must be informed that the structure considered under the permit lies in close proximity to Peter O. Knight

Airport and occupants may be subjected to overflight, noise and/or light from aircraft; (6) Installation equipment (crane) exceeding 50' AMSL or installation of solar panels 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) To remain in compliance with the permit, the property owner will be responsible for maintaining airspace clearances for new development not covered under the permit in accordance with the height restrictions as shown on Exhibit B to the Recommended Order; and (9) The property falls outside of the 65 dnl noise contour around the airport and is a compatible use but the Authority suggests a noise reduction level of at least 25 dB be incorporated into design.

The variance will be valid until the FAA Determination of No Hazard to Air Navigation expires March 2, 2027, unless started, extended, revised, or terminated. If the FAA Determination of No Hazard to Air Navigation 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. 2025-159 approves and authorizes a variance for Airport Study No. 2025-136, Jonathan Sands, requesting a variance to construct a single-family residential home, with a maximum height of 50' AMSL, located at 632 East Davis Blvd., 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 (Regular Board Meeting)
Meeting	Dec 4, 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	Dec 4, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action

F. PUBLIC COMMENTS

Subject	1. Public Comments
Meeting	Dec 4, 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	Dec 4, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action

H. MANAGEMENT REPORT

Subject	1. Management Report
Meeting	Dec 4, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Information

I. APPROVAL OF THE CONSENT AGENDA

Subject	1. Ground Lease with Improvements, City of Tampa, Tampa International Airport, Resolution No. 2025-170
Meeting	Dec 4, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action (Consent)

Background:

In 1975, the Authority entered into a Lease Agreement for Ground Area (Land Lease) with the City of Tampa (City) for the development of a non-commercial hangar (Improvements) to provide storage space for aircraft owned by the City. At the expiration of the Land Lease Term, the Authority assumed ownership of the Improvements and the Authority and City entered into a Lease Agreement for Facility and Ground Area (Facility and Ground Lease). The Facility and Ground Lease ended on March 31, 2016. On April 1, 2016, the Authority and City entered into a Ground Lease with Improvements for the same property, which expires on March 31, 2026. The City desires to enter into a new Ground Lease with Improvements to renovate and remodel the existing hangar facility.

Proposal:

Staff recommends approval of a new Ground Lease with Improvements (Lease) with the City for the lease of approximately 1.98 acres of land and the Improvements located at 4400 West Tampa Bay Boulevard. The Lease will begin April 1, 2026 and terminate on March 31, 2031. The City will have two (2), five-year renewal options upon written request to and acceptance by the Authority Chief Executive Officer. Either party may terminate the Lease with 180 days' written notice. The first-year Rents under the Lease are \$200,716.85 paid in monthly installments of \$16,726.40 plus applicable taxes. Rents will increase 3.3% annually thereafter.

Funding:

N/A

Recommendation:

Management recommends adoption of Resolution No 2025-170.

Resolution:

Resolution No. 2025-170 approves and authorizes execution of Ground Lease with Improvements at Tampa International Airport with City of Tampa; and authorizes the Chief Executive Officer or designee to execute all other ancillary documents.

I. APPROVAL OF THE CONSENT AGENDA

Subject	2. Construction Contract, Fire Alarm System Upgrades – Phase 3, HCAA Project No. 7322 26, Johnson Controls Fire Protection, L.P., utilizing Sourcewell Contract No. 030421-JHN, Tampa International Airport, Resolution No. 2025-166
Meeting	Dec 4, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action (Consent)

Background:

On February 1, 2024, the Board approved a Construction Contract for Phase 1 of the fire alarm system upgrades, which included an upgrade of all obsolete fire alarm system components at Tampa International Airport Main Terminal, Short Term Parking Garage, and Long Term Parking Garage.

On April 3, 2025, the Board approved a Construction Contract for Phase 2 of the fire alarm system upgrades, which included an upgrade of obsolete fire alarm system components at Tampa International Airport Airside A (Node 3), Host Terminal (Node 9), Airside F (Node 10), "A" Sortation Facility (Node 12), "F" Sortation Facility (Node 14) and Main Terminal 71' Level (Node 26).

Phase 3 of the Fire Alarm System Upgrades Project includes the upgrade of obsolete fire alarm system components at Tampa International Airport E/W Airfield Light Vaults (Node 2), Airside E (Node 11), ARFF Station (Node 16), Airside C (Node 17), Warehouse (Node 20), Air Cargo (Node 22), Ground Support Bldg. GSE (Node 23), Cargo Service Tunnel (Node 24), Concessions Receiving Distribution Center (Node 25), Sky Connect APM1 (Node 27), Sky Center Atrium (Node 38), SkyCenter Admin (Node 43), and SkyCenter Garage (Node 44). The upgrade will address all end-of-life equipment, including panels, power supplies, network cards, mapnet cards, and other associated support devices. The upgrade will also include programming, testing, certifying, and updating the workstations' screens in the Airport Operations Center.

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 approval of a Construction Contract for Fire Alarm System Upgrades – Phase 3 with Johnson Controls Fire Protection, L.P. utilizing Sourcewell Contract No. 030421-JHN in a total not-to-exceed amount of \$919,006.06. The Construction Contract will commence in December 2025 and substantial completion is anticipated by February 2027.

Funding:

This item is included in the Capital Budget.

Recommendation:

Management recommends adoption of Resolution No. 2025-166.

Resolution:

Resolution No. 2025-166 approves and authorizes award and execution of Construction Contract for Fire Alarm System Upgrades – Phase 3, HCAA Project No. 7322 26 at Tampa International Airport with Johnson Controls Fire Protection, L.P. in a total not-to-exceed amount of \$919,006.06; and authorizes the Chief Executive Officer or designee to execute all other ancillary documents.

I. APPROVAL OF THE CONSENT AGENDA

Subject	3. Contract for Landscape Maintenance Services (North), Average Joe Landscape, LLC, Tampa International Airport, Resolution No. 2025-160
Meeting	Dec 4, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action (Consent)

Background:

On March 6, 2025, the Authority entered into a Landscape Maintenance Services Contract (North) (Contract) with Able Business Services, Inc. for the Term of April 5, 2025 through April 4, 2026, with two (2), discrete one-year renewal options, in a total not to exceed amount of \$324,380.

The Contract was terminated for cause on July 18, 2025. Per Authority Policy P410, if a contract is terminated for cause within one (1) year of award, the Authority may award all or part of the contract to the next lowest priced, responsible and responsive respondent.

Proposal:

This item authorizes execution of a Contract for Landscape Maintenance Services (North) with Average Joe Landscape, LLC, the next lowest priced, responsive and responsible respondent, for the Term of December 4, 2025 to April 4, 2026, with two (2), discrete one-year renewal options, in a maximum purchase authorization amount of \$301,750.

Funding:

This item is included in the O&M Budget.

Recommendation:

Management recommends adoption of Resolution No. 2025-160.

Resolution:

Resolution No. 2025-160 approves and authorizes execution of Contract for Landscape Maintenance Services (North) at Tampa International Airport with Average Joe Landscape, LLC; and authorizes the Chief Executive Officer or designee to execute all other ancillary documents.

I. APPROVAL OF THE CONSENT AGENDA

Subject	4. Increase in Authorization, Maintenance Contract for Elevators, Escalators and Moving Walkways, Schindler Elevator Corporation
Meeting	Dec 4, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action (Consent)

Background:

On March 1, 2018, the Authority entered into a Maintenance Contract for Elevators, Escalators and Moving Walkways (Contract) at Tampa International Airport with Schindler Elevator Corporation (Schindler) for the Term of March 1, 2018 through February 28, 2023 with one, five-year renewal option at the current annual price of \$2,514,636. The Contract included a provision allowing up to \$500,000 of Extra Work.

On June 2, 2022, the Authority authorized a one-time increase of \$900,000 to the previously approved Extra Work allowance of \$500,000 under the Contract, for a new Extra Work allowance of \$1,400,000, to perform required safety upgrades on 23 elevators at the Airside terminals and interior finishes for 24 elevators at the Main Terminal.

On January 24, 2023, the Chief Executive Officer authorized the one, five-year renewal option at the same terms and conditions for the renewal period of March 1, 2023 through February 29, 2028.

On February 2, 2023, the Authority authorized a one-time increase of \$316,800 for Year 6 of the Contract for a new estimated annual maintenance fee of \$2,831,436 and an additional annual cost increase of \$46,272 for Year 8 of the Contract for new equipment no longer under warranty, for a total one-time increase of \$363,072. The Authority also authorized an increase of \$500,000 to the previously approved Extra Work allowance of \$1,400,000 for a new Extra Work allowance of \$1,900,000.

In recent years, the Authority has faced a significant increase in incidents that fall outside of regular maintenance. This is primarily due to the replacement of numerous escalator steps, as well as elevator and escalator glass panels that have been damaged by foreign objects.

Proposal:

This item requests an increase of \$500,000 to the previously approved Extra Work allowance of \$1,900,000, for a new Extra Work allowance of \$2,400,000. This increase will enable the Authority to address additional work beyond regular maintenance, including extra cleaning of escalator steps and unforeseen repairs and maintenance for elevators, escalators, and moving walkways.

Funding:

This item is included in the O&M Budget.

Recommendation:

The Chief Executive Officer recommends the Board authorize an increase of \$500,000 for Extra Work to the previously approved Extra Work allowance of \$1,900,000, for a new Extra Work allowance of \$2,400,000 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.

I. APPROVAL OF THE CONSENT AGENDA

Subject	5. Purchase Orders, Gas, Natural - Supply and Manage utilizing Pinellas County Board of County Commissioners Contract No. 25-0529-B, Interconn Resources, LLC
Meeting	Dec 4, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action (Consent)

Background:

The Authority uses natural gas to power the five heating, ventilation and air conditioning system boilers and the Central Utility Plant for the Main Terminal. The Authority is currently purchasing natural gas from Interconn Resources, LLC utilizing Pinellas County Board of County Commissioners Contract No. 21-0063-B, which expires on January 11, 2026.

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 Interconn Resources, LLC for natural gas utilizing Pinellas County Board of County Commissioners Contract No. 25-0529-B for the Term of December 4, 2025 through July 21, 2028, with one, 24-month renewal option at the discretion of the Chief Executive Officer, contingent upon approval of similar renewal option exercised by Pinellas County Board of County Commissioners, in a maximum purchase authorization amount of \$300,000.

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 Interconn Resources, LLC 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 Orders, PASSUR Landing Fee Management System, PASSUR Aerospace, Inc.
Meeting	Dec 4, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action (Consent)

Background:

The Authority currently uses the PASSUR Landing Fee Management Audit and Billing Software Module which enables Authority Finance personnel to generate precise invoices for air carrier landing fees accurately and efficiently. The current PASSUR Radar Network and Landing Fee Management Audit Software Contract expires December 31, 2025.

PASSUR Aerospace, Inc. manufactures and directly distributes goods and services without utilizing a reseller distribution network.

Authority Policy P410 authorizes sole source purchases when no other authorized vendor can supply the required product.

On November 12, 2025, a Notice of Intent to Sole Source for PASSUR Landing Fee Management System with PASSUR Aerospace, Inc. was publicly advertised. No responses were received.

Proposal:

This item authorizes the issuance of Purchase Orders to PASSUR Aerospace, Inc. for the PASSUR Landing Fee Management System for the Term of January 1, 2026 through December 31, 2030 in a maximum purchase authorization amount of \$300,000.

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 PASSUR Aerospace, 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 Order, 250KVA - 6.8 L Mobile Generac Generator utilizing Sourcewell Contract 020923-GNR, Federal Contracts Company
Meeting	Dec 4, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action (Consent)

Background:

The General Aviation Department is requesting to purchase one mobile generator to address the lack of backup power at Peter O. Knight Airport, Tampa Executive Airport, and Plant City Airport. This mobile generator will ensure the operational functionality of the bifold hangar doors and facilitate fuel dispensing from the fuel farm during emergencies.

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 a Purchase Order to Federal Contracts Company for the purchase of a 250KVA - 6.8 L Mobile Generac Generator utilizing Sourcewell Contract 020923-GNR for the Term of December 4, 2025 through April 20, 2027, in a total maximum purchase authorization amount of \$115,000.

Funding:

This item is included in the Capital Equipment Budget.

Recommendation:

The Chief Executive Officer recommends the Board authorize the issuance of a Purchase Order to Federal Contracts Company 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. Use and Permit Agreement for Peer-to-Peer Vehicle Sharing Concession, Turo, Inc., Tampa International Airport, Resolution No. 2025-164
Meeting	Dec 4, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action (Consent)

Background:

Turo, Inc. (Turo) is a peer-to-peer vehicle sharing company. On May 5, 2022, the Board approved a Use and Permit Agreement for Peer-to-Peer Vehicle Sharing Concession with Turo for the Term of May 5, 2022 through May 4, 2025. On April 3, 2025, the Board approved Amendment No. 1 which extended the Term through May 4, 2026.

Proposal:

This item authorizes execution of a new Use and Permit Agreement for Peer-to-Peer Vehicle Sharing Concession (Agreement) with Turo. The Agreement will commence on January 1, 2026 and continue through September 30, 2028, with one, one year extension at the discretion of the Chief Executive Officer. The Authority may terminate the Agreement upon thirty (30) days written notice. In accordance with Authority Policy P824, Peer To Peer Vehicle Sharing, Turo will pay the Authority a privilege fee of eight and three quarters percent (8.75%) of gross receipts from business generated at Tampa International Airport.

The current Use and Permit Agreement for Peer-to-Peer Vehicle Sharing Concession will be terminated effective December 31, 2025.

Funding:

N/A

Recommendation:

Management recommends adoption of Resolution No. 2025-164.

Resolution:

Resolution No. 2025-164 approves and authorizes execution of Use and Permit Agreement for Peer-to-Peer Vehicle Sharing Concession at Tampa International Airport with Turo, Inc.; and authorizes the Chief Executive Officer or designee to execute all other ancillary documents.

I. APPROVAL OF THE CONSENT AGENDA

Subject	9. Master Agreement, GIS Software, Support, and Services, Environmental Systems Research Institute, Inc., Resolution No. 2025-168
Meeting	Dec 4, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action (Consent)

Background:

On October 3, 2019, the Board authorized the execution of a Master Agreement with Environmental Systems Research Institute, Inc. (Esri®) for the purchase of ArcGIS software, support, and services for the initial period of October 3, 2019 to October 2, 2022, with one (1), three (3) year renewal option, in a maximum purchase authorization amount of \$1,600,000, including the renewal option. On August 11, 2022, the Board exercised the renewal option, extending the Master Agreement through November 21, 2025, and authorized an increase of \$589,396 to the Master Agreement, for a new maximum purchase authorization amount of \$2,189,396.

The ArcGIS software allows for easy exchange and sharing of mapping data that is essential for effective local collaboration and is used by the Authority to maintain and share critical FAA and Airport geographic information system data with staff and other stakeholders. The ArcGIS software maps key assets and facilities, manages emergency and scheduled maintenance, and supports FAA inspection requirements.

On October 8, 2025, a Notice of Intent to Sole Source with Esri® for the purchase of software, support, and services through a Master Agreement utilizing Esri's® Enterprise Agreement model was advertised. Esri® is the owner, manufacturer, and sole source provider of the ArcGIS software and is the sole provider of all U.S. domestic government enterprise agreements. The sole source purchase will provide unlimited access to ArcGIS software licenses, support, and services, including access to a combination of consulting and training services. No responses were received.

Authority Policy P410 authorizes sole source purchases when no other authorized vendor can supply the required product or services.

Proposal:

This item authorizes execution of a new Master Agreement with Esri® for ArcGIS software, support, and services for the Term of November 21, 2025 through November 22, 2026 in a maximum purchase authorization amount of \$800,000.

In addition, this item authorizes the Chief Executive Officer or designee to execute all purchase documents required to complete the purchase of ArcGIS software licenses, support, and services including, but not limited to, statements of work, end user license agreements, and service level agreements for support and maintenance.

Funding:

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

Recommendation:

Management recommends adoption of Resolution No. 2025-168.

Resolution:

Resolution No. 2025-168 approves and authorizes execution of Master Agreement at Tampa International Airport with Environmental Systems Research Institute, Inc.; authorizes the Chief Executive Officer or designee to execute all purchase documents; and authorizes the Chief Executive Officer or designee to execute all other ancillary documents.

I. APPROVAL OF THE CONSENT AGENDA

Subject	10. Authority Meeting Dates for Calendar Year 2026
Meeting	Dec 4, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action (Consent)

Background:

As required by State Law, it is necessary for the Authority to adopt a meeting schedule for the upcoming year.

Proposal:

The following schedule is proposed for calendar year 2026:

Time:	9:00 a.m.
Location:	Boardroom Level 4 at SkyCenter One
Dates:	Thursday, February 5 Thursday, March 5 Thursday, April 2 Thursday, May 7 Thursday, June 4 Thursday, August 6 Thursday, September 3 Thursday, October 1 Thursday, November 5 Thursday, December 3

Funding:

N/A

Recommendation:

The Chief Executive Officer recommends approval of the proposed Authority meeting dates for calendar year 2026.

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

J. POLICIES OR RULES FOR CONSIDERATION OR ACTION

Subject	1. Update to Rules and Regulations for Approval: Rules and Regulations No. R340 for Tampa International Airport and Rules and Regulations No. R330 for Peter O. Knight, Plant City, and Tampa Executive Airports
Meeting	Dec 4, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action

Background:

Rules and Regulations are statements of general applicability adopted by the Authority that implement, interpret, or prescribe law or policy, or describe the procedure or practice requirements of the Authority. Rules and Regulations No. R340 for Tampa International Airport was last revised on April 20, 2022, and Rules and Regulations No. R330 for Peter O. Knight, Plant City, and Tampa Executive Airports was last revised on May 4, 2023.

Proposal:

Staff recommends approval of the following proposed revisions to Rules and Regulations No. R340 for Tampa International Airport:

- Establish reporting guidance to ensure Tampa International Airport can fulfill State of Florida reporting obligations regarding aircraft equipped with geo-engineering or weather modification components, in accordance with recent legislation that prohibits the injection or release of chemicals into the atmosphere to change temperature, weather, climate, or sunlight.
- Update FAA terminology, definitions, and titles.

Staff recommends approval of the following proposed revisions to Rules and Regulations No. R330 for Peter O. Knight, Plant City, and Tampa Executive Airports:

- Establish reporting guidance to ensure Peter O. Knight, Plant City, and Tampa Executive Airports can fulfill State of Florida reporting obligations regarding aircraft equipped with geo-engineering or weather modification components, in accordance with recent legislation that prohibits the injection or release of chemicals into the atmosphere to change temperature, weather, climate, or sunlight.
- Update hangar and storage requirements to align with NFPA fire code standards.
- Update permit processing window and expand and clarify activities that require a special-use permit.
- Update notification requirements for long-term vehicle parking procedures.
- Update FAA terminology, definitions, and titles.

Funding:

N/A

Recommendation:

The Chief Executive Officer recommends the Board approve the proposed revisions to Rules and Regulations No. R340 for Tampa International Airport and the proposed revisions to Rules and Regulations No. R330 for Peter O. Knight, Plant City, and Tampa Executive Airports.

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

K. COMMITTEE REPORTS

Subject	1. Committee Reports
Meeting	Dec 4, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Reports

L. UNFINISHED BUSINESS

Subject	1. Award of Part 2 Contract for Design-Build Services, Replace Parking Revenue Control System (PARCS) Equipment, HCAA Project No. 7215 24, Manhattan Construction Company, Tampa International Airport, Resolution No. 2025-165
Meeting	Dec 4, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action

Background:

The Authority is responsible for public and employee parking facilities at Tampa International Airport (Airport). The existing Parking Revenue Control System (PARCS) equipment at the Airport was installed in 2017. In order to continue to provide a highly reliable system, the Authority plans to replace and/or upgrade all PARCS equipment, including back-office equipment, prior to the end of its service life.

On November 8, 2023, a Request for Qualifications entitled Parking Revenue Control System (PARCS) at Tampa International Airport was issued.

On April 4, 2024, the Board approved negotiations with the top ranked firm, Manhattan Construction Company.

On June 6, 2024, the Board awarded a Part 1 Contract for Design-Build Services to Manhattan Construction Company in the maximum purchase authorization amount of \$1,227,211.

Proposal:

This item authorizes the Chief Executive Officer to execute a Part 2 Contract for Design-Build Services, Replace Parking Revenue Control System (PARCS) Equipment, HCAA Project No. 7215 24 at Tampa International Airport with Manhattan Construction Company in the maximum purchase authorization amount of \$6,234,742, bringing the total combined not-to-exceed Project Contract amount to date to \$7,461,953.

Per Authority Policy P410, staff may authorize the use of the Owner's Direct Purchase Program with respect to construction materials and supplies, if appropriate.

Funding:

This item is included in the Capital Budget.

Recommendation:

Management recommends adoption of Resolution No. 2025-165.

Resolution:

Resolution No. 2025-165 approves and authorizes the Chief Executive Officer to execute Part 2 Contract for Design-Build Services, Replace Parking Revenue Control System (PARCS) Equipment, HCAA Project No. 7215 24 at Tampa International Airport with

Manhattan Construction Company in the maximum purchase authorization amount of \$6,234,742; authorizes staff to use Owner's Direct Purchase Program, if appropriate; and authorizes the Chief Executive Officer or designee to execute all other ancillary documents.

M. NEW BUSINESS

Subject	1. Supplemental Contract, Human Resources Systems and Related Products and Services utilizing Omnia Partners Contract No. 24-6833, UKG Kronos Systems, LLC, Resolution No. 2025-167
Meeting	Dec 4, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action

Background:

On November 4, 2021, the Board authorized execution of a Supplemental Contract with Kronos Incorporated utilizing U.S. Communities Contract No. 18220 for a time management solution for the period of November 4, 2021 through March 17, 2022 with three discrete, one-year renewal options at the discretion of the Chief Executive Officer. On April 30, 2024, the Chief Executive Officer signed Amendment No. 1 to the Supplemental Contract which changed the company's name from Kronos Incorporated to UKG Kronos Systems, LLC (UKG Kronos) and exercised the final renewal option.

The current human capital management solution and its underlying infrastructure are nearing the end of their useful lives. This necessitates a timely move to a more sustainable and fully supported solution to ensure continued operational efficiency and security. Human Resources Department evaluated various solutions to meet its needs and ultimately determined that the UKG Kronos Human Capital Management (HCM) solution was the best fit. UKG Kronos offers a comprehensive suite of HCM modules that improve workforce management and streamline human resources processes, including absence management, timekeeping, scheduling, analytics, reporting, time clocks, benefits administration, payroll, tax filing, and talent acquisition and management. Additionally, the solution facilitates data exchange between Oracle and various time collection methods, including time clocks, PC web, telephone, and mobile devices.

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 execution of a Supplemental Contract with UKG Kronos Systems, LLC utilizing Omnia Partners Contract No. 24-6833 for human resources systems and related products and services for the period of December 4, 2025 through July 13, 2029 with three (3), twelve (12) month renewal options at the discretion of the Authority Chief Executive Officer, contingent upon approval of similar renewal options exercised by Omnia Partners, in a total maximum purchase authorization amount of \$3,000,000, including the renewal options.

In addition, this item authorizes the Chief Executive Officer or designee to execute all purchase documents required to complete the purchase of software licenses, support, and services including, but not limited to, statements of work, end user license agreements, and service level agreements for support and maintenance.

Funding:

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

Recommendation:

Management recommends adoption of Resolution No. 2025-167.

Resolution:

Resolution No. 2025-167 approves and authorizes execution of Supplemental Contract at Tampa International Airport with UKG Kronos Systems, LLC; authorizes the Chief Executive Officer or designee to execute all purchase documents; and authorizes the Chief Executive Officer or designee to execute all other ancillary documents.

M. NEW BUSINESS

Subject	2. CEO Annual Review
Meeting	Dec 4, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Action

Background:

In accordance with the terms of the Employment Contract with the Authority's Chief Executive Officer (CEO), Authority Board Members must complete a performance evaluation on the CEO and review overall CEO compensation each year.

Proposal:

Five Board Members have completed their evaluations of the CEO and submitted them to the Human Resources Department. The CEO was measured in eight areas on a scale of 1-4 (with 4 being the highest score). The resulting combined average score is 3.98/4.0.

Board Members have an opportunity to review the CEO's performance and overall compensation.

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

N. STAFF REPORTS

Subject	1. Staff Reports
Meeting	Dec 4, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Information

O. ATTORNEY-CLIENT CLOSED SESSION

Subject	1. Attorney-Client Closed Session
Meeting	Dec 4, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Private
Type	Discussion

P. ADJOURNMENT

Subject	1. Adjournment
Meeting	Dec 4, 2025 - Aviation Authority Regular Board Meeting and Board of Adjustment Public Hearing
Access	Public
Type	Procedural
