

Bob Sikes Airport Tenant-Manager Meeting



AGENDA

- Introductions
- Capital Improvement Projects
- Hangar Assignment of Lease
- Hangar Site Development
- Q&A / General Discussion



Introductions

- Tracy Stage, A.A.E. – Airports Director
- Chad Rogers, A.A.E. – Airports Deputy Director
- Nick Wisnoski, C.M. – General Aviation Manager

- Jonathan Dunn – ECA FBO Owner
- Beau Watts – ECA FBO Manager



Capital Improvement Projects

- Taxiway Sealcoat Project
 - Completed - Feb '26
- FSS Renovation – Oct '26
- ATCT Design – FY'28



Hangar Assignment of Lease (AOL)

- Download lease application from www.flycew.com
 - Information tab - Leasing and Operating Agreement Guide
- Submit completed document to Airports Finance at Airportfinance@myokaloosa.com
- Airports Finance will prepare a Consent to Sublease Agreement that requires signatures between both parties and must be notarized
- Submit AOL transfer fee of \$1,000 to Airports Finance
- Finance will prepare a BOCC agenda item for approval consideration
- Executed documents returned to tenants to complete the process



Hangar Leasing & Operating Agreements



SERVICES

INFORMATION

DISCOVER CEW



1. Go to Website →

<https://flycew.com>

2. Click Information

Information

Airfield Access & Safety

Airfield Driving

Airport Data

Leasing and Operating Agreement Guide

Local Ordinances

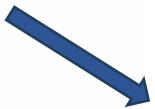
Minimum Standards

Rules and Regulations

Security

Transportation

3. Click Tab



Hangar Site Development Order (CEW)

- Up to nine (9) parcels available for ground lease development of new aircraft hangars on a first-available basis (Fall - 2026)
- Aircraft Design Groups (ADG)
 - ADG 1 Hangar 80x40
 - ADG 2 Hangar 100x70

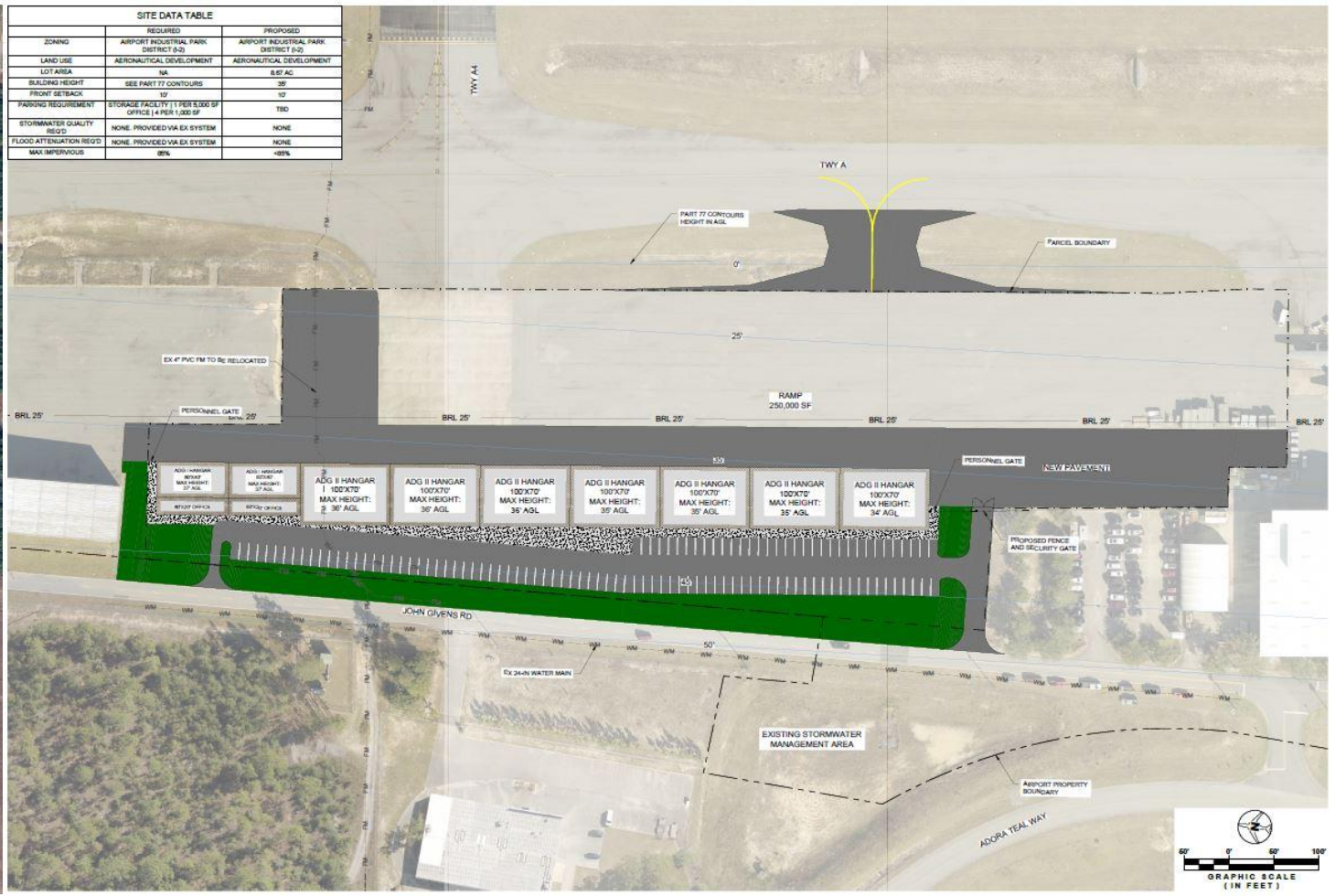


| Group | Wingspan in feet (m) | Tail Height in feet (m) | Typical Aircraft |
|-------|-------------------------|---------------------------|-------------------------------------|
| I | < 49' (15m) | < 20' (6.1m) | CESSNA 421 Golden Eagle/PIPER PA-31 |
| II | 49' (15m) - < 79' (24m) | 20' (6.1m) - < 30' (9.1m) | CRJ/SAAB 340 |

For more information contact the General Aviation Manager at nwisnoski@myokaloosa.com



Hangar Site Development Order (CEW)



Contact Us



SERVICES

INFORMATION

DISCOVER CEW

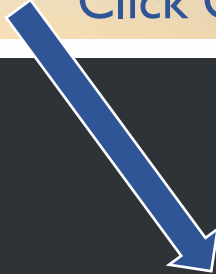


1. Go to Website



<https://flycew.com>

2. Scroll to Bottom
Click Contact Us



Bob Sikes Airport

5535 John Givens Road • Crestview, FL 32539

Okaloosa County Airport Administration
1701 State Road 85 N • Eglin AFB, FL 32542-1498

Phone: (850) 651-7160



Work Order Requests

Contact Us
Airport Careers



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Q & A General Discussion

QUESTIONS / COMMENTS

<https://flycew.com/info/>
<https://flycew.com/contact-us/>

Airport Operations Center: (850)-651-7166

Airport Administration: (850)-651-7160 ext. 4

General Aviation Airports Manager: (850) 333-7730





Bob Sikes Airport

Tenant-Manager Meeting Minutes

Date: June 1, 2026

Next Meeting: (TBD) December 2026

Time: 2pm

Location: 3098 Airport Rd, Extension Auditorium, Crestview, FL 32539

Agenda:

- Introductions
- Capital Improvement Projects
- Hangar Assignment of Lease
- Hangar Site Development
- Q&A / General Discussion

1. Introductions:

The General Aviation Airports Manager, Nick Wisnoski, C.M. opened the meeting on behalf of Director Tracy Stage, A.A.E. and then introduced Deputy Director Chad Rogers, A.A.E., and Emerald Coast Aviation FBO owner, Jonathan Dunn in attendance. Mr. Dunn addressed the meeting and provided an update on the \$500,000 restaurant expansion with projected completion of June 15, 2026. Additionally, the FBO is now an approved Cirrus authorized service center. The meeting was recorded by Zoom.

2. Capital Improvement Projects:

Mr. Wisnoski briefed a high-level overview of past and future Capital Improvement Projects:

- Taxiway Sealcoat Project
- Flight Service Station (FSS) Renovation
- ATCT Design & UNICOM Frequency

The **Taxiway Sealcoat Project** was recently completed in February 2026. The \$500,000 grant funded project was designed to seal all cracks and then apply surface treatment seal coat to all areas. Pavement resurfacing included all Taxiways A, H, F and the associated connector taxiways as well as some land side parking areas in front of the FSS building and hangar 5645. A seal coat and crack seal application extends the life of the pavement and delays the need for more costly rehabilitation measures. After the application of the new seal coat, all affected pavement received new painted pavement markings.

The **Flight Service Station (FSS) Renovation** is currently in the design phase with construction projected to begin fall of this year. This key facility at Bob Sikes is home to Okaloosa County Airports Maintenance, the General Aviation Airports Manager and FAA personnel who monitor and service the on-site radios, antennas and navigational aids. Additionally, the facility hosts events at the airport on a reservation or lease basis pending the activities. The project's goal is to prioritize the needs of the aging 1960's facility with items like asbestos abatement, a new roof and redesign of the interior spaces to bring it up to current code for longevity reasons and to enhance the overall space to allow large groups to meet for aeronautical purposes. The anticipated construction staging area will be located on the airside directly east of the facility. At this time, the project is not expected to impact airport operations.

ATCT Design & UNICOM Frequency. Bob Sikes Airport has experienced significant growth in aircraft operations, with activity increasing more than 50 percent over the past two years. Annual operations have grown from approximately 67,000 in 2023 to an estimated 121,000 operations in 2025. This continued growth highlights the potential need to begin planning efforts for either a Federal Aviation Administration (FAA) or Federal Contract Tower (FCT) Air Traffic Control Tower (ATCT), or alternatively, a virtual tower solution at CEW.

To support this initiative, the Airports Department recently submitted a grant request for \$500,000 for inclusion in FDOT's Five-Year Airport Work Program. If approved, the funding would support the next phase of project development, including operational assessment, a benefit-cost analysis, environmental and site assessments, and preliminary planning and design activities required to determine program eligibility and identify future funding opportunities. This process is expected to take several years to justify and then construct if accepted into the federal contract tower program. It is unknown at this point whether any potential future tower would be physical or virtual.

Additionally, in response to increasing air traffic volumes, efforts are underway to establish a dedicated UNICOM frequency for Fixed Base Operator (FBO) communications. This enhancement will help reduce congestion on the Common Traffic Advisory Frequency (CTAF) by separating routine ground service communications from aircraft traffic coordination, thereby improving operational efficiency and situational awareness for pilots operating within the airport environment.

3. Hangar Assignment of Lease:

Mr. Wisnoski provided an overview of the Hangar Assignment of Lease (AOL) process for tenants seeking to transfer leasehold interests. The process consists of the following steps:

1. Obtain the lease application from the FlyCEW website at www.flycew.com by selecting the **Information** tab and accessing the **Leasing and Operating Agreement Guide**.
2. Submit the completed application to Airports Finance via email at AirportFinance@myokaloosa.com.
3. Upon receipt, Airports Finance will prepare a **Consent to Sublease Agreement** for execution by both parties. The agreement requires signatures from all applicable parties and must be notarized.
4. Submit the required **Assignment of Lease transfer fee of \$1,000** to Airports Finance.
5. Airports Finance will prepare a Board of County Commissioners (BOCC) agenda item for approval consideration.
6. Following BOCC approval and execution of all required documents, finalized documents will be returned to the tenant, completing the assignment process.

Mr. Wisnoski emphasized the importance of following each step in sequence to ensure timely processing and approval of lease assignments.

4. Hangar Site Development Order:

Mr. Wisnoski provided an update on the Hangar Site Development Order currently being prepared by HDR Engineering. The development order is anticipated to receive approval from Okaloosa County Growth Management this fall.

Once approved, the development order will establish up to nine (9) parcels available for ground lease development, allowing for the construction of new aircraft hangars on a first-available basis. Utility infrastructure, including

electric, water, and sewer service, will be readily accessible near the development area along John Givens Road to support future hangar construction and operations.

The proposed development area will provide direct access to the airport's north apron between the Lockheed Martin hangars and Hangar 5645. Current conceptual plans include a combination of Aircraft Design Group (ADG) I and II hangar facilities, with anticipated hangar sizes of approximately 80 feet by 40 feet and 100 feet by 70 feet.

Individuals or organizations interested in future hangar development opportunities are encouraged to contact the Airports Manager at nwisnoski@myokaloosa.com for additional information and to be added to the airport's prospective developer contact list.

5. Q & A / General Discussion:

Mr. Wisnoski then opened the floor for questions and general comments and encouraged all participants to send topics for the next meeting that will be held in December 2026.

Q1. What duration are the ground leases for the hangar development parcels?

A1. Typical ground leases follow the model of a standard twenty (20) year lease with one (1) 20-year option for renewal. Upon expiration of the second term, the property will revert to County ownership, and the Lessee will be provided with the right of first refusal for lease renewal in accordance with the leasing guide.

General Discussion Item #1.

Deputy Director Rogers brought up the fact that both of Okaloosa County General Aviation Airports recently received an update to their Ground Rent Appraisal data. Bob Sikes Airport ground rent will increase from \$1.25 to \$1.50 per Sq Ft later this year at a time to be announced.

General Discussion Item #2.

Deputy Director Rogers brought up a future Capital Improvement Project to start design for a full-length runway rehabilitation on 17/35. The Airports Department is pursuing grant funding to start the design effort in the next two (2) years and will keep all tenants and stakeholders apprised.

Meeting concluded at 1030am. Attendee list on file.

Please contact the General Aviation Airports Manager with any questions:

Nicholas Wisnoski – nwisnoski@myokaloosa.com – 850-333-7730