



Tri-County Airport Authority
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Vision 2028 Committee Meeting Minutes

July 7, 2026 – 9:00 AM - Airport Conference Room

In attendance were Jack Locke (Chairman), Ross Statham and Danny Exum (Executive Committee), Mark Wilson (Airport Manager), Brenda Wilson (Administrator), and Josh Caldwell (AVCON).

1. **Call to Order:** Chairman Locke called meeting to order at 8:55 AM.
2. **Invocation:** Danny Exum
3. **Approval of previous month's meeting minutes:** May 5 meeting minutes were approved.
4. **Audience wishing to speak:** None.
5. **Old Business:**
 - a. **FDOT attendance at last meeting:** Locke and Exum reported that there were several key members from Florida Department of Transportation in attendance at the May 5th meeting, which was very positive. One of the biggest things that they heard in this meeting was for us to tell them and show them what we would like to do— to tell them what projects and what priorities.

Chairman Locke also noted that we want to work thru FDOT rather than seeking a legislative grant, if possible, for many long-term reasons, and that we have an excellent working relationship with FDOT. All agreed.
 - b. **Green pond north of shade hangars:** It was noted that the Airport Board has made it a priority to remove the “green eyesore” retention pond to the north of the shade hangars (see 2024 photo, right).

Dealing with this issue would allow us to place additional “commercial” (business customer) hangars in this space. We therefore decided to make this one number one priority for Vision 2028.
 - c. **Chairman Locke's meeting with Florida Department of Environmental Protection (FDEP)** Locke reported that he recently had an excellent on-site meeting with a representative of FDEP. He and Locke walked several potential problem areas of the airport (including the green pond) and who assured us that we could deal with these issues relatively easy as far as they were concerned. We will continue to work with them and to communicate our needs.
 - d. **Locations on the airport we wish to focus upon with priorities:** There was a lengthy discussion as to where as to best focus our energies and priorities. Among consideration was the need to pave the 9/10 mile of Tri-County Airport Road (from our parking lot south to the bottom of our property). There was discussion about sources of funding, who we approach and what the timing should look like.

After discussion, we agreed that we need to focus upon three development areas, especially after receiving input from Josh Caldwell at AVCON regarding use:
 1. **The Green eyesore (See next page, Figure 1),** north of the shade hangars and immediately to the south of the two large box hangars. This needs to be filled in except for a small retention pond close to Tri-County

Airport Road. Plans would then be to get our site “shovel ready” for four 110x110 (foot) box hangars to be build on land that we would place under land lease. This is our top priority; we believe that it would transform our airport.

2. **Area Center, west of current General Aviation Hangars (See Figure 3):** This could be used for any number of aviation uses, including commercial business aviation box hangars, T-hangars and office buildings. It would need to have Tri-County Airport Road paved before we moved forward, or as a part of the overall project. This is our second priority.
3. **Area South, west of Runway 01 (See Figure 2):** This could be used for commercial business aviation box hangars, t-hangars, office buildings. This area contains a great deal of space, but is at the bottom of the airport. It is our third priority.

- e. **Limitations due to infrastructure:** Locke pointed out that in order to fully develop the airport, we need significantly more infrastructure, to including potable water that will need to be treated and tested annually. This is something we will need to consider as we plan.
- f. **Letters of Intent:** We know of at least one potential business aviation tenant that is looking to build and bring 30 jobs to the airport; we will begin to start reaching out to some of these potential tenants to obtain Letters of Intent as needed.
- g. **AVCON write-up proposal:** Josh Caldwell will work with his team at AVCON to produce a writeup around potential projects and amounts to be listed on a report that we can use as we move forward. He will get us an amount that we need to budget for this report.
- h. **Creation of AI-generated “Priority One” Project:** Statham agreed to produce a “rough” AI-generated “photo” of our current green pond area, transformed with new large commercial business box hangars, and to print these 20x30 poster size to be used for planning purposes and to take to meetings as needed. (See Figure 2, next page of a low-resolution version of what he developed)

6. **New Business:**

- a. **None**

Adjourn: There being no other business, the meeting was adjourned at 9:51 AM.

These minutes were compiled by Ross Statham, Secretary, and when subsequently approved by the Board of Directors (during the next meeting of the Board) and when signed by the Secretary, shall constitute a true record to be included with the official legal records.



Ross E. Statham, Secretary



Figure 1: Green Pond Transformation (Priority 1)



Figure 2: AI-Generated Image of area transformed into new hangar space



Figure 3: Center Area (hangars and offices) (Priority 2)



Figure 4: Potential Commercial Business Aviation Hangars and Offices (Priority 3)