CITY OF NAPLES AIRPORT AUTHORITY (NAA)
Board of Commissioners
Notice of Regular Meeting

FINAL AGENDA

City Hall Council Chambers
735 Eighth Street South
Naples, FL 34102

Thursday, February 15, 2024
8:30 a.m.

Commissioner Rick Ruppert – Chair
Commissioner Rita Cuddihy – Vice Chair and NCC Liaison
Commissioner Kerry C. Dustin – Consultant Selection Committee Chair, Audit Committee Member
Commissioner Robert P. Burns – Consultant Selection Committee Member, Audit Committee Member
Commissioner Terrence W. Cavanaugh – Audit Committee Chair
Executive Director: Christopher A. Rozansky
Authority Attorney: William L. Owens, Esq. of Bond, Schoeneck & King, PLLC

Welcome. If you wish to address the Board of Commissioners regarding an item listed on the Agenda, please complete a Speaker Registration form (available at the rear of the room) and hand it to the Executive Assistant prior to consideration of that item. We ask that speakers limit comments to 5 minutes and that large groups name a spokesperson whenever possible. All written, audio-visual, and other materials distributed to the Board or staff during this meeting will become the property of NAA and will be a public record. Thank you for your interest and participation.

NOTICE

Formal action may be taken on any item listed on the Agenda below, or added to the Agenda before or during the meeting, or discussed during the meeting without being added to the Agenda. Also, the sequence of items may be changed as the meeting progresses.

Any person who decides to appeal a decision of this Board with respect to any matter considered at this meeting (or hearing) will need a record of the proceeding and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be heard.

Any person with a disability requiring auxiliary aids or services in order to participate in this proceeding for meetings at the City Council Chamber may call the City Clerk's Office at 213-1015, or for meetings at the Airport Office Building, the NAA Executive Assistant's Office at 643-0733, with requests at least two business days before the meeting.

Information on Action Items and other items which has been provided in advance of this meeting may be inspected at the office of the Executive Assistant, General Aviation Terminal Building, 2nd Floor, 160 Aviation Drive North. Minutes of this meeting will be prepared for Board approval, usually at the next Regular Meeting.

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. AGENDA (Add, delete or re-sequence items)

D. MINUTES

1. January 18, 2024, Regular Meeting Minutes

E. PRESENTATIONS AND TIME CERTAIN ITEMS

1. Employee of the Quarter

F. PUBLIC COMMENTS ON GENERAL TOPICS NOT ON THE CURRENT AGENDA

G. NOISE

1. Noise Compatibility Committee Update

2. Noise Report

H. CONSENT AGENDA

1. Resolution 2024-2, Adopting the Statewide Mutual Aid Agreement and State of Florida Division of Emergency Management Statewide Mutual Aid Agreement

2. Sole Source Agreement with Frequentis USA, Inc. for Air Traffic Control Tower Equipment in an Amount Not to Exceed $141,447

3. Security Improvements Project Phase II, AVCON, Inc. Task Order No. 3 in an Amount Not to Exceed $170,334.00

I. ACTION ITEMS (Public comments accepted for each item; 5-minute limit)

1. Task Order Amendment with SchenkelShultz Inc. for North Road Terminal Renovation Services in an Amount Not to Exceed $91,113.00

2. Amendments to the Bylaws

J. NEW BUSINESS

1. Governance Workshop
2. City of Naples Safety and Security Protocols to Enter Council Chambers
3. Florida House Bill 1643 and Senate Bill 854 – Private Aircraft Landing Requirements

K. OLD BUSINESS

1. Master Drainage Plan Update
2. North Road Terminal Apron Improvements Update

L. LEADERSHIP TEAM REPORT

1. Leadership Team Report

M. FINANCIAL REPORTS

1. Financial Summary

N. COUNSEL'S REPORT

1. Counsel's Report

O. PUBLIC COMMENTS (5-minute limit)

P. CORRESPONDENCE/COMMISSIONER COMMENTS & REQUESTS/MEETINGS

Q. ADJOURN

Thursday, January 18, 2024
Naples Airport Authority: Regular Meeting Minutes

The meeting was called to order by Chair Dustin at 8:37 a.m. in the Airport Office Building Conference Room at the Naples Airport.

A. ROLL CALL

Present were Chair Dustin, Vice Chair Ruppert, Commissioner Cuddihy, Commissioner Cavanaugh and Commissioner Burns.

Staff and Authority Counsel present were Mr. Owens, Mr. Rozansky, Mr. Lobb, Mr. Keith, Mr. Gray, Mr. Brown, Ms. Zadorecky, Ms. King, Ms. Wiggins, Mr. Burch, Mr. Gamboa, Ms. Sarcona, Ms. Acosta, and Ms. Menard.

B. PLEDGE OF ALLEGIANCE

Chair Dustin led the Pledge of Allegiance.

C. AGENDA

Mr. Rozansky provided the following revisions:

- Revised Agenda – There was a duplication in the lettering of the main agenda topics, specifically there were two Item G's, and the items were resequenced accordingly. Two new items were added to the agenda under Correspondence/Commissioner Comments & Requests/Meetings (see below).

- Noise Report – Changes were made to pages 4-5, 7, 10-13, 15 and 19. The updates were highlighted on the final report which encompassed additional data being added to the curfew operations and noise comments.

- Financial Reports – Financial Summary, Item 1 – On the printed copy of the financial summary, pages 9 and 10 were printed in portrait format and cut off the notes in the Project Status column. The pages were reprinted and redistributed at the meeting.

- Correspondence/Commissioner Comments & Requests/Meetings - The following two items were added:

  - Item 2., Potential Land Use Measures for Pursuit Outside of the 14 CFR Part 150 Process - Commissioner Burns. A briefing paper and attachment were provided for the Board's review.

  - Item 3., Final Part 150 Noise Compatibility Program - Airport Relocation Study - Commissioner Burns. A briefing paper and attachment were provided for this item.

Printed copies of the revisions were distributed in advance and will be included in the final packet.

Commissioner Burns requested consideration to add another item to the Correspondence/ Commissioner portion of the agenda regarding Eileen Lowrey's email dated January 17, 2024, that was sent out to City Council, the NAA Board of Commissioners and Mr. Rozansky last night. Chair Dustin said that he would take it under advisement and stated that last-minute items added to the agenda make it difficult for others to properly review it. Vice Chair Ruppert requested that taking external information and entering it into the formal agenda be stopped because of Commissioners' inability to reasonably digest it. He added that Commissioner Burns is free to make any comments about the letter.

There was discussion about the Board meeting being the only time Commissioners may speak with each other, the process of putting items on the agenda, the City Council's voting process to allow an item to appear on their agenda for the next meeting, the importance of providing information in advance of the next meeting and the message it sends to the community by lack of notice.

Commissioner Cuddihy stated that it is the Chair's and the Executive Director's responsibility to prepare the agenda. If a Commissioner would like something on the agenda, he/she could bring the item to the Executive Director for consideration. She requested Board discussion regarding the process for how things are put on the agenda.

Mr. Owens suggested that before the Board discusses this, that the agenda be approved with the changes noted above. There was consensus to accept the agenda and the revisions as presented by Mr. Rozansky.

Commissioner Cuddihy expressed concern about receiving revisions at the last minute, providing draft documents into the record that are not the final documents approved by the Board and creating unnecessary anxiety in the community while the airport relocation study is being considered. She said changes to the agenda the night before the meeting puts her in a disadvantaged position and does not give her any time to ask questions about the topic.

There was discussion regarding Commissioner Burns' request for staff to provide exhibits for a public commenter and how the practice of submitting their comments into a pre-meeting Board agenda is an unhealthy one for the organization.

Commissioner Burns said that he would consider the Commissioners' feedback about adding items at the last minute. Regarding the Google maps of the Picayune Strand State Forest that were sent out last night, Chair Dustin expressed displeasure about Commissioner Burns using his power to do something for a public commenter. He said that this information should be funneled through the airport exploratory study consultants to flush out. Commissioner Burns disagreed and said it was his job to bring up ideas.

Commissioner Cuddihy struggled with the process and worried about the community's view that the Commission is favoring one citizen over another citizen. She said the airport exploratory study is being discussed today and she did not want anyone to think that the Commissioners, as a body, have decided that the Picayune Strand State Forest is the most important site to look at. Putting it on the agenda, she said, sends a signal that is easily misunderstood. She clarified that the Board has not made a decision to move the airport and it is not looking at the Picayune Strand State Forest.

Commissioner Burns said he and the cartographer discussed what visuals would be helpful to explain his presentation. Commissioner Burns prepared the Google maps and advised the cartographer that he would make those maps available for the cartographer's presentation. Chair Dustin said it is inappropriate and reiterated again that Commissioner Burns is using his powers as a Commissioner to do something for a citizen that no one else does. He commented that Commissioner Burns' strong efforts on this site so early in the process is jeopardizing his credibility when it comes time to vote because it looks as though he is heavily biased.

Commissioner Cuddihy said governance training is needed on how to work through this collectively, how things get on the agenda, and how the process works in the City. Vice Chair Ruppert concurred and welcomed Commissioner Cuddihy's suggestion.

Vice Chair Ruppert commented that he wanted all five Commissioners to reach a conclusion about this process. He cited a lack of accountability and no sense of "team" among the Commissioners when an individual issue is forced onto an agenda – and into public view – before the issue is properly vetted and agreed upon. He added that he did not want to give up what he has been doing the last three years as a Commission member who is working with and for the community and for the Airport Authority. He cited the numerous citizen comments he's received on several Board topics. But as a Commission, he recalled they agreed a few months ago to table the Picayune Strand State Forest site discussion until after the airport exploratory study was started but before it concluded, which would allow all five Commissioners to weigh in on the study. Vice Chair Ruppert stated it is disrespectful to bring up this item month after month.

Commissioner Burns responded that he was asked by the Executive Director to have the cartographer make a presentation during the exploratory study. Mr. Rozansky clarified that he did offer to have the materials put up on the screen but explained that we do not typically put public commenter's materials in the Board packet. Chair Dustin stated that he was not in favor of doing that because it allows the citizen to use a Commissioner to get something into the public record. Mr. Rozansky explained that it happens from time to time when someone would like to put something on the screen during a meeting and we try and accommodate the request as often as we can. Subsequent to that, the material ends up in the final packet. We don't have a practice of including citizen documents in the pre-meeting packet. Mr. Rozansky said it would be helpful for Commissioners to establish a process, if they so choose. Chair Dustin expressed concern for allowing public commenters to distribute potentially inaccurate materials.

Commissioner Cavanaugh concurred that the Board would benefit with third party professional assistance to create better understanding of public entity governance, specifically in the State of Florida with the Sunshine Law. He agreed with Commissioner Cuddihy's and Vice Chair Ruppert's comments in terms of the specific issues discussed today. In terms of public input, he has not heard any concerns or complaints about the current process and said that the process we have gone through in this meeting muddies the water and creates more issues that don't need to be dealt with. He said we should be sensitive to the broader government issues around running the airport authority and public input should be spontaneous based upon the citizen, not a planned presentation from that standpoint.

Commissioner Burns said that he would be agreeable to having a third-party professional in a workshop setting. In the meantime, he requested Mr. Owens look at the Sunshine Law and present the proper procedure for agenda additions, both written in the law and written in any administrative ruling, as well as any practice of how this should work.

Mr. Owens said he could research any issue but stated that in general, the Sunshine Law does not provide detailed procedures that a Board of Commissioners may or may not want to implement. He said the Airport Authority was created by an act of legislature and gives certain internal procedural powers to members of the Board. The Board can decide to implement procedures or follow customary practices as have been used in the past. He added that our traditional practice has been not to get into too much specific detail, and the procedures have worked out fine. He said he understands and shares the Board's frustrations because the Sunshine Law does not promote efficient and effective transaction of business, but the law is important because we want to make sure the public is aware and has their ability to get their concerns out in the open and addressed as necessary. He said it is good to think about the Sunshine Law as you consider any potential procedures in the future. On the issue of agendas, Mr. Owens encouraged giving advance notice of issues to each Commissioner but also to the public so that they know what might be forthcoming on an agenda and that their voice can be heard. Mr. Owens said that for any issue that may be controversial or of particular interest to the public, he advised not to put it into the agenda at the last minute.

Mr. Rozansky clarified that staff could research what other governing bodies do procedurally. Commissioner Burns said that wasn't necessary and that Mr. Owens answered his question regarding the law. Commissioner Cuddihy suggested that the person conducting the governance workshop could share what other governing entities do. She added that it is important to take under consideration what the City of Naples does, whether we choose to follow it or not, and that it may be helpful to see what a couple of other entities do.

D. MINUTES

1. December 14, 2023, Regular Meeting Minutes

Vice Chair Ruppert moved to approve the December 14, 2023, Regular Meeting minutes as amended. Commissioner Cavanaugh seconded. The motion passed unanimously, 5-0.

E. PRESENTATIONS AND TIME CERTAIN ITEMS

1. Authority Counsel Named to Management Committee of Bond, Schoeneck and King, PLLC

Chair Dustin announced that NAA Counsel, Bill Owens, has been named to the Management Committee of his firm, Bond, Schoeneck and King. PLLC (BSK) and that he will serve as one of seven committee members who will lead the firm in the coming year by setting goals and fortifying the company's vision and strategic direction for the future. Chair Dustin said that BSK has over 300 attorneys in 16 offices across five states, and they are an AmLaw 200 law firm serving clients in a multitude of fields. During his seven years as our lead Counsel, Mr. Owens has always served the NAA and community with the utmost professionalism and integrity and is further recognition of the hard work and dedication that he has shown, both to his clients and his firm for more than 25 years. Chair Dustin congratulated Mr. Owens on this important achievement and thanked him for all that he has done for the NAA.

Mr. Owens thanked the Board for recognizing him and said that although he doesn't need accolades or honorary mentions, he was most proud because this is an elected position in his firm, gaining the confidence of his peers.

2. Airport Exploratory Study Kickoff

Mr. Rozansky stated that Mr. Doug DiCarlo of Environmental Science Associates (ESA) and his project team (Ms. Julie Sullivan and Mr. Mike Arnold of ESA as well as Mr. Dave Ramacorti of Ricondo) will kick off the Airport Exploratory Study. Mr. Doug DiCarlo introduced himself and said that there has been a lot of interest since they were given the contract late last year. He presented how we got here and why we are doing the study, what the study will entail, and what the team has been working on. He noted previous efforts to explore relocating the airport between 1971 and 2008.

Mr. DiCarlo provided an overview of the four key elements of the study which include the long-term outlook for Collier County, the new airport requirements, key factors for consideration and identification of potential sites.

Mr. Ramacorti explained the initial site selection and financial analysis process; the site selection and validation study which includes the FAA airspace study and the airport master plan, the advanced planning and environmental phase, as well as the property acquisition, design, and construction phase. He said the governance should be identified early in the process. Mr. Ramacorti provided an estimated minimum timeline of 15-20 years to develop a new airport. He showed a comparative timeline of previous new airport projects.

A question-and-answer period followed throughout the presentation regarding inaccurate flight projections provided in past historical studies; County, City, State governance structure that would be required in the process, legal restrictions existing on a potential site, the use of publicly available information to evaluate land use and the FAA process for validating other sites.

Vice Chair Ruppert asked if the FAA requires an airport to remain open for a period of time once a new airport is commissioned, and if so, what is the timeframe. Mr. Ramacorti said that there are a number of factors that would be involved, therefore, it varies and he would have to conduct some research on this. Commissioner Cavanaugh asked if there has ever been litigation from the aviation community to keep an airport open. Commissioner Cuddihy added that the answer should be looked at from a general aviation airport perspective.

Mr. DiCarlo presented a color-coded map of Collier County land designations. Commissioner Burns pointed to an area near the Picayune Strand State Forest and asked Mr. DiCarlo to provide the size of that tract of land.

Ms. Sullivan presented the framework of environmental impact mitigation considerations. She provided a mitigation comparative of other significant airport development projects and a property and mitigation overview done at RSW. There was discussion regarding the environmental impact study and that the results have to show no significant adverse impacts.

As one of the final steps in the advanced planning and environmental process is the environmental impact statement. Commissioner Burns said it is a very rigorous process and the results have to show no significant impacts as was presented by Mr. Ramicorti. Regarding the environmental

impact statement process, Commissioner Burns asked if a new airport could have a positive impact as well as a negative impact. Ms. Sullivan said the impact statement would have to show no significant adverse impacts. Commissioner Burns asked if the environmental impact statement points out any positive environmental consequences of building the airport or could that be added to the study if we wanted to have that done. Ms. Sullivan stated that positive improvements could always be added to a study, and it will always be embraced above and beyond what is required to offset the impacts. She said there are a variety of ways environmental value or other values can be added to the project. She said that anything that is required above and beyond to offset the impacts would not necessarily tip the scale with the process, but the stakeholders, the public, and a variety of other elements go into play as to whether the project is favorably received. She said through the regulatory process, it needs to demonstrate that there are no net adverse effects. Commissioner Burns clarified that the positive impacts might be there but the negative impacts might be worse. She said correct, the impact statement will show that. Commissioner Burns commented that we would be able to look at both. She said we would have to be able to calculate that equation between any proposed positive impacts and what the adverse impacts are.

Regarding Commissioner Burns' comments, Chair Dustin said the environmental impact statement is all going to be related to the new site, so any positive environmental impact on the old site, he didn't think would translate. Commissioner Burns said that he was referring to the proposed new site whereby the new airport would have negative impacts but also possibly positive environmental impacts. Ms. Sullivan said that provided that they are in-kind. She said you cannot have a positive traffic benefit that offsets a water quality impact. She said they have to be in the same category.

In response to Commissioner Cuddihy's request for an example of a positive environmental impact, Commissioner Burns explained that soil to raise runways would create water retention ponds, providing water to replenish aquifer under existing wells along Collier Boulevard. He noted that the area he pointed out on the color-coded maps presented by Mr. DiCarlo is also in the same vicinity.

Mr. DiCarlo provided a timeline of next steps for stakeholder outreach, presentation to City, County and NAA, a public open house, and study documents. Vice Chair Ruppert suggested the timing of the presentation to the City occur after the City elections in March. Commissioner Cavanaugh asked that the presentation to the NAA precede the City's and County's presentations. He also asked fellow Commissioners that during this timeline, it would be useful for the Board to be a receptor of information from our experts and consultants for the next 90 days, not to create information.

3. Historic Airport Relocation Documents

Mr. Burch said that staff researched NAA minutes, newspaper articles, and other sources regarding the relocation of the Naples Airport. He noted that the list provided to the Board was not a comprehensive list but key points/documents that staff thought pertinent to share.

F. PUBLIC COMMENTS

Chair Dustin invited Ms. Michele Arquette-Palermo to the podium. Ms. Arquette-Palermo, Conservancy of Southwest Florida, 1495 Smithfield Preserve, Naples commented that she saw the pre-Board meeting packet and the pictures of the Picayune Strand State Forest (Picayune) included in it. On behalf of the Conservancy, she expressed their disappointment and added that Picayune

is no place for an airport. She provided several facts about Picayune, including that it is the fourth largest state forest in the State of Florida and that it is currently being restored to its original wetlands environment. Through fiscal year 2022, the total spent on the restoration project is over a half a billion dollars. She said a lot of time, money, effort and resources went in to restore an area that is important to the health and vitality of ecosystems in Southwest Florida. She asked if the NAA has asked the Army Corps of Engineers of Southwest Florida or the Water Management District if this land is even for sale. She also indicated it would take an act of Congress for the sale of the land. She said the Conservancy will continue to watch, as they continue their 60-year history of protecting paradise in Collier County and Naples.

Chair Dustin called for a 10-minute break.

Chair Dustin invited Mr. Keaton Phillips to the podium. Mr. Phillips, Jet 1, 101 Aviation Drive North, Naples, introduced himself and commented how the airport relocation feasibility study is currently impacting his business. He said Jet 1 is a charter business on the field, and their customers and clients are already asking where they will relocate now that the airport is moving. He said it is important to approach the feasibility study with the understanding that the current airport may be the most feasible place to serve the existing businesses, clients and preserve environmental areas. He explained that Jet 1 owns a dilapidated hangar structure here at the airport and the project is basically stalemated because of potential misunderstandings of the feasibility study and the public's perspective about what is happening at the airport. The narrative of how that is being portrayed should be considered. Chair Dustin stated that Mr. Phillips' comments underscore what Commissioner Cuddihy and other Board members have said. The study will provide an alternatives analysis and there is no certainty whatsoever that the airport is moving. Commissioner Burns pointed out that we are conducting a feasibility study because it was a requirement of the Part 150 Noise Study. Chair Dustin said Commissioner Burns' statement was correct, and he asked Mr. Rozansky to verify that City Council voted 4-3 to conduct the study. Mr. Rozansky stated that it was not a vote but last February when we presented the final Noise Study recommendations to the City, there were four Council members that asked us to do a feasibility study of a new airport. Commissioner Cuddihy clarified that the feasibility study is not a requirement of the Part 150 Noise Study whatsoever. She said the study was included in the Part 150 for a variety of reasons but it was not required.

Ms. Christal Johnson, 3746 Canopy Circle, Naples representing most all of the private ownership of hangars, family, as well as multiple businesses at the airport, commented that the Naples Airport is the best run airport and has the best staff. Regarding the feasibility study, she said current tenants feel it is a ludicrous idea to move the airport because of the cost, where to move it to, the inconvenience of doing so, relocating businesses that have land leases and people live here because of the convenience of the airport. She said she has clients who do not even want to go to Marco Island for their plane. She commented about her representatives' lack of support for moving to Picayune. She said that we need to focus on the positive aspects of the airport's current location.

Commissioner Cavanaugh questioned which organization she represents, and she responded that her company, Paradise Coast Property Team, is located at the airport. She said she has sold most of the private hangars and has helped relocate people, and developed hangars. She represents these customers and could provide a list of the people who supported her.

G. ELECTION OF OFFICERS

1. Election of Chair

Chair Dustin explained the process for the election of officers.

After careful consideration, Chair Dustin said he would like to nominate Vice Chair Ruppert to serve as Chair. Chair Dustin asked if he would be willing to serve as Chair. Vice Chair Ruppert said that he would be honored and accepted the nomination to serve as Chair.

Chair Dustin opened it up to see if there were any other nominations for the position of Chair. There were no other nominations. After a roll call vote, motion passed unanimously 5-0 to elect Vice Chair Ruppert as Chair of the Board for a term of one year.

Commissioner Dustin thanked his fellow Commissioners, Mr. Owens, Mr. Rozansky and staff for all the fabulous work done and said it has been incredibly pleasurable to serve as Chair for two years.

Chair Ruppert appreciated Commissioner Dustin for all that he has done as a Commissioner and Chair. He said he has served under three different Chairs in the last three years and has learned something from each of them. Chair Ruppert believes this Board has made the airport a better run organization, who are much more responsive than a lot of other organizations. He said Commissioner Dustin has made it easy for people to address the Board and was responsive to those issues that they bring up. He thanked Commissioner Dustin and said that he was hoping in his role as Chair to continue in that vein.

2. Election of Vice Chair

Chair Ruppert asked Mr. Rozansky to explain the procedure used for the election of Vice Chair.

Mr. Rozansky congratulated Chair Ruppert on being elected Chair. He thanked Commissioner Dustin for his service and appreciated his guidance and for always being available when needed. Mr. Rozansky said he enjoyed working with him.

Mr. Rozansky stated that the procedure is much the same as the procedure for Chair. In accordance with the NAA Bylaws, he said the Vice Chair shall be a Commissioner and shall assume the duties of the Chair in the event of the temporary absence of the Chair. Mr. Rozansky stated that it is up to Chair Ruppert to initiate the nomination process.

Chair Ruppert stated that he would like to use the Chair's role to start the process and nominated Commissioner Cuddihy to serve as Vice Chair for a period of one year. He asked if she would be willing to accept. Commissioner Cuddihy said she would be honored to accept the nomination. There were no other nominations. After a roll call vote, motion passed unanimously 5-0 to elect Commissioner Cuddihy as Vice Chair of the Board for a period of one year.

3. Committee Appointments

Chair Ruppert appointed Commissioners to serve on the following Committees:

Noise Compatibility Committee Liaison: Ms. Cuddihy

Chair Ruppert asked Commissioner Burns if he would be willing to Chair the Audit Committee. He said it was not his strong suit but would be happy to chair the Committee but added that he wanted to remain on the Consultant Selection Committee. Chair Ruppert said he wanted to address the Consultant Selection Committee after the appointments to the Audit Committee appointments were made. Commissioner Burns then stated that he would rather not chair the Audit Committee. Chair Ruppert then appointed Commissioner Cavanaugh as Audit Committee Chair and appointed Commissioner Burns and Commissioner Dustin as members of the Audit Committee.

Audit Committee:	Mr. Cavanaugh, Chair Mr. Burns, Member Mr. Dustin, Member

Chair Ruppert appointed the following Commissioners to the Consultant Selection Committee.

Consultant Selection Committee:	Mr. Dustin, Chair Mr. Burns, Member

H. NOISE

1. Noise Compatibility Committee Update

Commissioner Cuddihy reported that the Noise Compatibility Committee (NCC) last met on October 26, 2023, at the Airport Office Building and reported on that meeting at the November Regular Meeting. She said that the next NCC Meeting is scheduled for February 29, 2024, in the Airport Office Building.

Public outreach and engagement are critical to the NAA's efforts to engage with the community. Robin King, Director of Community Relations and Communications, will be working with the Board, NCC members, and other community leaders to schedule meetings and presentations with key stakeholders. Anyone interested in scheduling a meeting, presentation or airport tour should contact her at 239-643-0733 or rking@flynaples.com, or visit the NAA website at www.flynaples.com, to join the subscriber list for airport updates.

2. Noise Report

Regarding the trends reported on page 2, Ms. King stated that 98 comments were received by two individuals. She noted that we will be featuring two new animated videos on our website and in a few other places to enhance the Fly Safe, Fly Quiet Program messaging. On page 3 under operator efforts, she noted that NetJets has had an 82 percent reduction in the FYTD curfew compliance, and the Global Flight Training Solution pilot school in Immokalee has had a 100 percent reduction in curfew violations. Of the curfew violators that our Noise Abatement Specialist contacted, they reported they were aware of our curfew but the majority flew during the quiet hours due to passenger schedules. On page 18, a summary of the collaborations with other airports regarding noise abatement initiatives was provided in response to the Board's request last month. Ms. King said the majority of discussions were focused on what the NAA was doing. She said we became the teacher, rather than the listener.

There was discussion on curfew data collected under the categories of pilot schedule and passenger schedule, resulting in a suggestion to broaden the category to operator schedule. Commissioner Cavanaugh suggested that when the pilot is the aircraft owner, that data should be counted into the passenger schedule category. There was also discussion regarding putting material inside the chartered aircraft to reinforce the FSFQ message. Commissioner Cuddihy commented that in her conversations with operators last year, she was so impressed by the individual operators based at the airport and what they were doing to communicate the FSFQ program.

Mr. Keaton Phillips commented that the FSFQ program has been very successful. He said they educate their clients as best they can. He noted that the resounding violations occur when there are air traffic control edicts. He said that everybody is aware of the FSFQ message, adding that there are complications with placing materials inside private jets. He said how the message is perceived is an important element to think about and that it needs to be approached from a positive light. He agreed that enticing them with fuel discounts would encourage them to be more forward with messaging to their clients.

Chair Ruppert asked if we had any plans to communicate more widely about what the good citizens who are operators on the airport are doing to reduce the noise profile. Ms. King responded that the Enhanced FSFQ Leaderboard Program was rolled out as of January 1st, and there will be quarterly recognition in March. The results of the program will be published in the newspaper, in our tenant newsletter, posted on social media, posted in the FBO and widely distributed to other interested groups.

Chair Ruppert thanked Ms. King, Mr. Burch, and Mr. Reyes for all their efforts.

3. Update on Flight Procedures Design

Mr. Rozansky stated that Hughes Aerospace executed the contract and began work on the feasibility analysis to include all the flight procedure recommendations. He also said that we did engage with DVAC to begin some work; and although they were initially receptive to it, they later chose to wait until Hughes analysis is complete.

A question-and-answer period followed regarding why DVAC changed their mind and the challenge of achieving the higher, faster recommendation.

Commissioner Burns expressed disappointment that the study is being delayed since in November, there was agreement to go forward with both firms at the same time. Chair Ruppert expressed concern about DVAC being able to achieve what they said they could do especially with the negative opinions by two other consulting firms that were interviewed as well as FAA's skepticism during the meeting at RSW on December 7, 2022. He said he would like Hughes to address this as a separate issue. He would like both firms to be working here but DVAC's choice was stated in their letter. From an objective viewpoint, Chair Ruppert didn't want to lose time but more importantly, didn't want to spend time doing something and then find out it has to be redone, or that it is not implementable. His long term viewpoint is that whatever is brought to the FAA, it is a one-time thing.

Mr. Rozansky stated that at the end of DVAC's feasibility analysis, they said the controllers at RSW were still resistant to increasing the 2,000-foot hold. DVAC admitted it was going to take a heavy lift to show them it is feasible. Mr. Rozansky shared that from his perspective, raising the 2,000-foot hold has been a priority since the late 1990's and it was rejected as part of the 1997 Part 150 Noise Study. He said we have made incredible progress. He added that the more independent analyses we have to show that raising the 2,000-foot hold is feasible, puts us in a stronger position within the FAA. He said we have to make sure the procedures are safe.

Chair Dustin commented about DVAC and Hughes and that their conclusions will make it much easier for either party or both parties to reduce the noise, which is the single most important thing we are trying to do.

I. CONSENT AGENDA

There were no consent agenda items.

J. ACTION ITEMS (Public comments accepted for each item; 5-minute limit)

1. Resolution 2024-1, Resolution of City of Naples Airport Authority Delegating Certain Administrative and Operational Powers and Duties to the Executive Director; and Repealing Resolution 2023-1

Commissioner Dustin moved approval of Resolution 2024-1, Resolution of City of Naples Airport Authority Delegating Certain Administrative and Operational Powers and Duties to the Executive Director; and Repealing Resolution 2023-1. Commissioner Cuddihy seconded.

Commissioner Burns proposed an amendment to this resolution. Under Item I., General Provisions, Paragraph C on page 2, he suggested to strike the words, "promulgate policies and" and adding subparagraph 1, below in red:

> This Resolution requires that the Executive Director ~~promulgate policies and~~ establish procedures controlling the administration, finance, operations, human resources, airport facilities, communications, information technology, engineering, and planning for airport facilities of the Authority.
>
> *1. The Board shall retain authority to promulgate policies. The Board is the policy making body of the Authority.*

Procedurally, Mr. Owens recommended to continue discussions and advised that any Commissioner can make a motion to amend the existing motion to incorporate changes.

Commissioner Burns moved approval to amend the current motion on the floor to delete the words "promulgate policies and" under paragraph 1.C. of Resolution 2024-1 and adding the following subparagraph, Section 1: "The Board shall retain authority to promulgate policies. The Board is the policy making body of the Authority."

Discussions followed regarding the proposed recommendation. There was concern that the amended language would take away the day-to-day operation of the organization. Commissioner Burns cited the example of the additional t-hangars in the airport's southeast quadrant which appeared on a Board agenda. He said it created a lot of controversy in the community and felt the Board should have had input in that policy.

In Commissioner Cuddihy's research of the word, promulgate, she said the meaning is to promote or make widely known. She said the Resolution provides for Mr. Rozansky to promote policy and establish procedures.

Commissioner Cavanaugh stated that the Resolution addresses the operational aspects of running a sophisticated business. He expects that the Executive Director would have the competency, character, and ethical commitment to do so, and expressed his support of the Resolution as it stands.

Mr. Rozansky said that it is understood that the Board sets policy and staff brings items to the Board for deliberation and consideration. He said he does establish procedures for the day-to-day administration and operation of the airport, but if the Board would like to amend the Resolution, it is their prerogative to do so. Separately, he addressed the issue about the t-hangars. He said those appeared in a utilization plan from 2018 and again in the most recent update in 2021. It was also included in the draft budget and adopted into the final budget by this Board. He said it is perceived that the Board supports moving forward with it at this point. He said projects are not included in the budget that we don't intend to move forward. He asked if there was a policy position of the Board not to add any more t-hangars and requested the Board's clarity.

Commissioner Dustin said that the idea of moving an airport is at least 20 years away, and we can't stop everything we are doing to present a first-class airport. Some of those t-hangars need to be replaced and is what we need to run the airport. Commissioner Burns responded that the policy discussion would be for the Board to decide on whether to follow the wishes of City Council. He stated that if a Commissioner cannot think of a policy that we should discuss as a Board, then we have a real problem which is why we need a change in this amendment. Commissioner Dustin said this Resolution allows the Executive Director to do his job.

Chair Ruppert said that he was present for all those meetings with City Council going back to 2021. He pointed out that certain members of City Council raised the topic of moving the airport. He said it wasn't voted on and wasn't even a consensus. He said a discussion does not make it an edict, and edicts do not become a requirement of the NAA Board. The NAA Board will elect what things we do as a Board on policy and expenditures, irrespective of what someone opining what we should or shouldn't do. He said there is an economic check and balance here and everything that Mr. Rozansky has done ended up having a price associated with it, and the price has a threshold that brings him before the Board. The Board can stop or modify something at that time. Chair Ruppert said amending the proposed Resolution would make it highly ineffective for the Executive Director to get his job done because he would have to wait a month for five members of the Board to convene. He said he has not seen the current practice fail as a process between the economic check and balance on it as well as anything of consequence being presented, and Mr. Rozansky nor any of his staff have withheld something important from the Board. He said he had full confidence in the Executive Director's ability. In addition, regarding the t-hangar project, Chair Ruppert said the project was about upgrading 42 spaces to replace potentially a waiting list of 44 spaces of current tenants on the airport as well as to replace the 33 spaces where the planes

currently sit. Looking at it from a real estate viewpoint, it was sensible to upgrade the facilities and recovering the financial aspect of it through the monthly rent.

Commissioner Burns said all the authority currently is given to the Executive Director to promulgate policies and procedures. His motion was to give the authority to the Commissioners to promulgate policies. He encouraged fellow Commissioners to support his amended motion.

Mr. Owens stated that Commissioner Burns made a motion to amend the Resolution but that a second to the motion was not made. Chair Ruppert asked for a second to the motion. It was not seconded, and the motion failed.

Chair Ruppert asked for a vote on the original motion made to approve Resolution 2024-1 as presented in its current form in the Board packet. The motion passed 4-1, with Commissioner Burns against.

K. NEW BUSINESS

There was no new business.

L. OLD BUSINESS

1. Avigation Easement for the Inlet Quay Development at The Commons - Professional Park (750 Goodlette Road)

Mr. Rozansky noted that the Board in December authorized the Executive Director to execute the negotiated avigation easement with the developer and their counsel for the proposed development known as Inlet Quay. Subsequently, at the January 10th Planning Advisory Board (PAB) meeting, certain members of the PAB expressed concern that the easement would hamper citizen's ability to submit complaints about the airport if this easement was recorded. The PAB recommended approval of the site plan with several conditions, including, "Inlet Quay shall agree to rescind the Avigation Easement with the consent of the Naples Airport Authority and make the notifications of airport proximity to residents as part of the condominium documents." Mr. Rozansky stated that City Council is expected to consider this item in February and requested Board discussion regarding the PAB's recommendation to rescind the avigation easement.

There was discussion about the PAB's position, what the easement does for public safety, height limitations and disclosures that are front and center in the real estate documents, lack of any communications with the developer or the developer's attorney since the PAB's recommendations, and that the avigation easement does not restrict any citizen's rights to address the airport any way they so choose. Commissioner Cuddihy asked the Executive Director if staff was looking for Board direction to proactively meet with the PAB or City Council to discuss the avigation easement's purpose before City Council's consideration of the PAB's recommendation. She expressed concern this might be an issue where City Council and the PAB do not have all the information they need, since they are interpreting it that the easement is a way to stop people from complaining about noise. Mr. Rozansky said that we could provide a copy of the easement to City Council to make sure they understand it in preparation of their upcoming meetings. Chair Ruppert said that he watched the PAB meeting, and the primary concern was that the PAB did not want any individual citizen to be restricted in their right to complain about the noise at the airport. He would like for the NAA to go back and let them know the Board addressed the concern and do not and will not

ever stop a citizen from approaching us about their concerns about anything on the airport, including the airport noise. Commissioner Cavanaugh concurred.

Chair Ruppert moved Board approval to reaffirm the avigation easement between the Naples Airport Authority and Inlet Quay that has already been executed and that the Naples Airport Authority is against rescinding it. Commissioner Dustin seconded. The motion passed unanimously 5-0.

There was Board consensus for the Executive Director and Authority Counsel to take action on the Board's behalf to explain the NAA's position on this matter with City Council, City Manager, and the City Attorney.

Mr. Owens confirmed that since the PAB meeting, he has not heard from the developer or the developer's counsel about the PAB's recommendation. He said he would reach out to the Inlet Quay developer/counsel, to explain the Board's clear position on this matter.

M. LEADERSHIP TEAM REPORT

1. Leadership Team Report

In response to Commissioner Cavanaugh's question about the t-hangar infrastructure buildout project, Mr. Rozansky confirmed that the project was not increasing the number of planes on the property.

Regarding the hangar waitlist, Commissioner Dustin pointed out that there are numerous aircraft, particularly jets, which may fly elsewhere to keep the plane out of the elements, causing more flights in and out because we don't have hangars to protect them. Mr. Rozansky said that although we don't know the frequency of occurrence, some jet owners have told him this. Commissioner Dustin stated that City Council members may think that restricting the number of hangars at the airport will reduce traffic, it could have the opposite effect.

Mr. Rozansky provided an update on UL 94 sales. He said sales remain steady around 15% of the total Avgas sales. He commended the two NAA-based flight schools, RexAir and Naples Air Center, who are driving nearly all the sales.

Chair Ruppert congratulated staff for achieving a 100% satisfaction rating on the Customer Satisfaction Survey in December.

Chair Ruppert said he is looking forward to the completion of the landscaping project on Airport Pulling Road.

N. FINANCIAL REPORTS

1. Financial Summary

Ms. Wiggins presented the financial summary report for the month of December. She said the year-to-date position before capital contributions was $3,404,987 and favorable to budget by $2,276,766.

Commissioner Dustin moved Board approval to accept the financials for December 2023, as presented by Ms. Wiggins. Commissioner Cuddihy seconded. The motion passed unanimously 5-0.

O. COUNSEL'S REPORT

1. Counsel's Report

Mr. Owens reported that there is no pending litigation or other material legal matters to discuss.

P. PUBLIC COMMENTS (5-minute limit)

There were no public comments.

Q. CORRESPONDENCE/COMMISSIONER COMMENTS & REQUESTS/MEETINGS

1. Picayune Strand State Forest - Commissioners Burns

Commissioner Burns presented the following five exhibits showing the location and size of the Picayune Strand State Forest.

Map 1 - High Level View of Area
Map 2 - Collier Boulevard to East Side of Picayune Strand
Map 3 - Everglades Boulevard @ I-75 Pumping Station
Map 4 - Three Pumping Stations - Picayune Strand
Map 5 - Existing Street Grid - Everglades Boulevard - I-75

Commissioner Burns stated that these maps show that the Picayune Strand is a platted subdivision and is still considered a residential subdivision. The site has been disturbed from its natural state.

Commissioner Cavanaugh commented that all Commissioners should cease and desist in terms of providing our own information regarding the relocation study and spend the next three months absorbing the information we are getting from the consultants as opposed to creating our own agendas. Commissioner Burns said he could agree to that. Vice Chair Cuddihy concurred with Commissioner Cavanaugh's comments.

Chair Ruppert invited Ms. Michele Arquette-Palermo of the Conservancy of Southwest Florida to the podium when she requested to make a comment regarding the aerial slides. She emphasized that all the land presented within these maps are part of the Picayune Strand Restoration project, which is a part of the Comprehensive Everglades Restoration project that was authorized by Congress. Ninety-five percent of the roads presented have been eliminated, with one road remaining to move equipment. Construction of the lift stations is complete, which could be fact checked with Steve Basin, Project Manager for the U.S. Army Corps who is overseeing this 40-year restoration project.

2. **Potential Land Use Measures for Pursuit Outside of the 14 CFR Part 150 Process - Commissioner Burns**

Commissioner Burns explained that the excerpts provided in the Board packet are from the Part 150 Noise Study and were printed from the flynaples.com website. He said that in Sections 3.4 and 3.7, the purpose of the Study was to investigate the feasibility of relocating the Naples Municipal Airport. He said that is why the NAA is conducting the airport exploratory study.

Chair Ruppert highlighted the last sentence in Section 3.4 which states, "As a result, NAA could perform a site feasibility study to determine if there are potential sites that could serve the Naples community and would not be precluded from development due to state or Federal environmental regulations." He added that this is a grounding point within this paragraph.

Chair Ruppert invited Mr. Keaton Phillips to the podium when he requested to make a public comment regarding the feasibility study and a potential implementation that could take over 20 years. He asked if it was the Board's view that new development and improvements on the field cease during the study or if that opinion will be determined when the study is completed. He opined that while the feasibility study is for a future project, he did not believe that future development and improvements at the current Naples Airport should be halted or tied to a study for a future development down the road.

3. **Final Part 150 Noise Compatibility Program - Airport Relocation Study - Commissioner Burns**

Commissioner Burns referenced his email to Mr. Rozansky dated January 17, 2024, with the subject title, Part 150 Final Recommendations regarding Airport Relocation Study. The email included two pages of an exhibit titled "List of Potential NCP Measures", and it highlighted "Potential Measures for Pursuit Outside the 14 CFR Part 150 Process." The measure, "Investigate the Feasibility of Relocating Naples Municipal Airport" was listed under this heading. He defined "feasible" as capable of being done or carried out. He opined that ESA's study of "identifying potential sites" does not go far enough for him and does not go far enough for the Part 150 study. He said he studied our enabling legislation created in 1969, and in his opinion, the Act provides the Naples Airport Authority the power to operate an airport anywhere in Collier County.

Commissioner Burns' feeling about what we should do with the existing airport will go beyond this discussion this morning. Whether we continue to do construction on the airport now to add volume is a policy decision.

Commissioner Cavanaugh said he was not sure what the point of Item 3 was. Under Correspondence/Commissioner Requests, Item 2 above, regarding the excerpt under Section 3.7, he asked if there was a requirement for us to engage the FAA in the discussion for measures outside of the Part 150 process. Mr. Owens stated that there is no requirement to do so.

Other Commissioner Comments

Commissioner Cavanaugh said that over the holidays, Mr. Rozansky and Board members received three letters from Ms. Mary Tatigian dated December 27th, January 3rd, and January 5th. He thought it was important to publicly acknowledge her and let her know that he read the letters and

appreciated her input and comments. He said he would like to respond in an appropriate manner; and in terms of Sunshine Law, he wanted to inform fellow Commissioners that he was planning to develop an email responding to the various comments and questions put forward. He said he would make it clear that his response represented his thoughts and opinions and not necessarily of the Authority. He wanted to go on public record to ask her for general information as he compiles his response in his capacity as a Commissioner and better frame the conversation for all Board members. Commissioner Cavanaugh read aloud an overview of his response prepared, and his notes are attached.

Mr. Owens recommended that Commissioner Cavanaugh send the response on his own and not copy any of the Commissioners. He said Commissioner Cavanaugh had every right to compose an email while making it clear that it is his opinion but not necessarily the policy of the NAA. Mr. Owens stated that he could bring his response back to the next meeting for discussion if he wanted to. Mr. Owens suggested that Ms. Tatigian be reminded not to respond to the communication to all the other Commissioners in order to avoid any inadvertent or potential violation of the Sunshine Law.

Commissioner Dustin commented that it has been a pleasure serving as Chairman. Regarding the appointment as Chair of the Consultant Selection Committee, Commissioner Dustin said with his schedule and Commissioner Burns often being remote, it makes it much more difficult to schedule a meeting. He suggested Chair Ruppert consider adding another member to the Committee. Chair Ruppert requested this be put on next month's agenda to discuss. Mr. Owens suggested that as part of next month's discussion about this, that the Board consider lowering any quorum requirements so that two members, if a third member is appointed, would constitute a quorum. He explained that a quorum is necessary before you can ask another member who wants to attend remotely to opt in. It is critical that we make sure we possibly lower the quorum if it is currently the full membership. He said Chair Ruppert could make an additional Committee appointment; then an amendment to the Bylaws would be presented to the full Board, which would require a majority vote, to increase the number of members on the Committee and to change the quorum requirements.

Chair Ruppert thanked Commissioner Dustin for his service and all the Commissioners for sharing information relative to their own points of view as well as to the topics presented on the agenda.

With no further business, the meeting adjourned at approximately 1:30 p.m.

Christopher A. Rozansky
Secretary

NOTE: **Printed copies of all visual presentations and handouts are on file in the Executive Assistant's Office.**

Dear Ms. Tatigian –

I am responding to your emails of 12/27, 1/3, and 1/5. I thank you for your input and comments. Before I try to respond to your comments/questions I would appreciate some general information to help me in my capacity as commissioner and to better frame the conversation for all. I would appreciate you providing:

The mission statement and goals of QuietFlorida?

Please direct me to the website address?

Please provide officer and director names, and email contacts.

Have the comments/concerns you have outlined in your emails been vetted and endorsed by the QF board?

Is it possible for the NAA to get the email addresses of your 1000 members? This would facilitate quick reliable information flow to your group that would be a great benefit to them.

Lastly please send me a membership application as I want to join and support your organization.

Now I would like to respond to your questions/comments embedded in your emails. These are my personal viewpoints and not necessarily those of the NAA.

With regard to the 12/27 email

We are building and remodeling more hangers to address the needs of the local citizen aviation need. If the airport were to relocate it would be a 10 – 20 year process and thus responding to current need for on premise clients makes sense.

All private aviation uses Ft Myers Airport Private Sky based on need and client preference. Airport use is dictated by customer need and preference just like other transportation choices made by all travelers.

We are building an observation deck and recreational area for the benefit of those citizens who enjoy observing aviation activities. All airport projects are paid for by the NAA via the aviation community and not one dollar of city or county tax receipts are used in the operation or capital needs of the airport.

I am not sure what you mean when you say "Are we getting the correct facts?" I Would appreciate more background on this question.

Responding to your 1/3 email

You use the word "criminal" several times and I take this word/concept very seriously as a commissioner, business executive, and citizen.

Please provide the facts, interactions or observations you have where the board, officers, or staff have acted criminally.

The flight schools represent only % of the operations at the airport.

You mention that the "Downtown is a complete mess". Can you give me more details on this concern? I have been looking for input from the Chamber, 5th Ave. Business Improvement District, Naples Area Board of Realtors, hotel owners, restaurants, medical facilities, and other businesses. To date, I believe all have been silent on the issues.

Stopping FAA grants would not change flight patterns, pilot behavior, or air traffic controller direction. This federal money is needed to maintain a safe and efficient airport.

Responding to your 1/5 email

Concerning your specific technical/aviation questions I will make sure the NAA responds in written format.

On the flight school issue, I was unaware of the demographics of their client base. This is interesting information. Please provide me with the info you have on the wealth and country of origin of this customer base.

Can you provide the medical and scientific articles/journals you are relying on for your statements about noise and air pollution? These would be very helpful for all to obtain, read and understand the medical issues to create a common understanding as to the facts and how these facts relate to a GAA airport like Naples.

The noise meters provide reliable factual data on ambient noise in terms of duration and intensity. Developing this information can lead to real discovery of the sound issues we all are dealing with (I live one mile from the airport off runway 5/23). I would propose we put a device in your neighborhood to get absolute and relative sound data.

My Summary

I apologize for the length of this response but I felt it important to respond on the many points you raised over the holidays. You have my commitment to work with you and the other officers of Quiet Florida on solutions that really work and can be supported by the NAA and the FAA. I look forward to the exchange of information. I will stay apprised of the data the NAA staff forwards to you. I would ask that the info you provide is sent to me and Chris Rozansky. Once we have **ALL** the data outlined, I suggest we

meet with staff to review discoveries and positions.

I also suggest that you engage your membership in communicating with the FAA. They are the key to getting procedures changed and creating a more accelerated timeline.

I also urge your membership to reach out to our local federal officials to help them frame a national position on aviation noise and pollution regulation.

Thank you again for your input. I look forward to our meeting.

CITY OF NAPLES AIRPORT AUTHORITY (NAA)
Board of Commissioners
Notice of Regular Meeting

FINAL AGENDA

Airport Office Building, 2nd Floor
200 Aviation Drive North
Naples, FL 34104

To Listen Live: https://www.flynaples.com/live-stream-video/

Thursday, January 18, 2024
8:30 a.m.

Commissioner Kerry C. Dustin – Chair
Commissioner Rick Ruppert – Vice Chair, Consultant Selection Committee Chair, Audit Committee Member
Commissioner Rita Cuddihy – NCC Liaison
Commissioner Robert P. Burns – Consultant Selection Committee Member, Audit Committee Member
Commissioner Terrence W. Cavanaugh – Audit Committee Chair
Executive Director: Christopher A. Rozansky
Authority Attorney: William L. Owens, Esq. of Bond, Schoeneck & King, PLLC

Welcome. If you wish to address the Board of Commissioners regarding an item listed on the Agenda, please complete a Speaker Registration form (available at the rear of the room) and hand it to the Executive Assistant prior to consideration of that item. We ask that speakers limit comments to 5 minutes and that large groups name a spokesperson whenever possible. All written, audio-visual, and other materials distributed to the Board or staff during this meeting will become the property of NAA and will be a public record. Thank you for your interest and participation.

NOTICE

Formal action may be taken on any item listed on the Agenda below, or added to the Agenda before or during the meeting, or discussed during the meeting without being added to the Agenda. Also, the sequence of items may be changed as the meeting progresses.

Any person who decides to appeal a decision of this Board with respect to any matter considered at this meeting (or hearing) will need a record of the proceeding and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be heard.

Any person with a disability requiring auxiliary aids or services in order to participate in this proceeding for meetings at the City Council Chamber may call the City Clerk's Office at 213-1015, or for meetings at the Airport Office Building, the NAA Executive Assistant's Office at 643-0733, with requests at least two business days before the meeting.

Information on Action Items and other items which has been provided in advance of this meeting may be inspected at the office of the Executive Assistant, General Aviation Terminal Building, 2nd Floor, 160 Aviation Drive North. Minutes of this meeting will be prepared for Board approval, usually at the next Regular Meeting.

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. AGENDA (Add, delete or re-sequence items)

D. MINUTES

1. December 14, 2023, Regular Meeting Minutes

E. PRESENTATIONS AND TIME CERTAIN ITEMS

1. Authority Counsel Named to Management Committee of Bond, Schoeneck and King. PLLC

2. Airport Exploratory Study Kickoff

3. Historic Airport Relocation Documents

F. PUBLIC COMMENTS ON GENERAL TOPICS NOT ON THE CURRENT AGENDA

G. ELECTION OF OFFFICERS

1. Election of Chair

2. Election of Vice Chair

3. Committee Appointments

H. NOISE

1. Noise Compatibility Committee Update

2. Noise Report

3. Update on Flight Procedures Design

I. CONSENT AGENDA

J. ACTION ITEMS (Public comments accepted for each item; 5-minute limit)

1. Resolution 2024-1, Resolution of City of Naples Airport Authority Delegating Certain Administrative and Operational Powers and Duties to the Executive Director; and Repealing Resolution 2023-1

K. NEW BUSINESS

L. OLD BUSINESS

1. Avigation Easement for the Inlet Quay Development at The Commons – Professional Park (750 Goodlette Road)

M. LEADERSHIP TEAM REPORT

1. Leadership Team Report

N. FINANCIAL REPORTS

1. Financial Summary

O. COUNSEL'S REPORT

1. Counsel's Report

P. PUBLIC COMMENTS (5-minute limit)

Q. CORRESPONDENCE/COMMISSIONER COMMENTS & REQUESTS/MEETINGS

1. Picayune Strand State Forest - Commissioner Burns

2. Potential Land Use Measures for Pursuit Outside of the 14 CFR Part 150 Process - Commissioner Burns

3. Final Part 150 Noise Compatibility Program - Airport Relocation Study - Commissioner Burns

R. ADJOURN

NOISE REPORT

February 2024

PRESENTED BY

Naples AIRPORT AUTHORITY

NOISE REPORT

Please FLY SAFE FLY QUIET

MITIGATE ADVERSE IMPACTS OF AIRPORT NOISE TO THE EXTENT FEASIBLE

Public Outreach & News

The Noise Abatement Specialist continues to speak with pilots in the terminal and on the ramps regarding the noise sensitivity of the surrounding community.

The NAA continues to promote the NBAA Noise Abatement Arrival and Departure Procedures (NADP) on social media, through the tenant newsletter, and in printed materials in the terminals to further promote the procedures.

The Communications Manager and FBO team attended the NBAA Opa-Locka Regional Forum to speak with operators and companies about the new FSFQ Leaderboard Program.

The Executive Director spoke at the High Flyers Meeting about noise abatement and to promote the new FSFQ Leaderboard Program and NADPs to tenants and airport users.

The Communications Manager spoke at InfraDay Florida about the importance of communicating with the public about issues or projects that might affect airport operations and cause changes to typical noise patterns.

The NAA hosted a lunch event with tenants on February 14th. During the event staff promoted noise abatement procedures and the new FSFQ Leaderboard program.

NAA STAFF ARE ALWAYS AVAILABLE TO ANSWER QUESTIONS OR MEET WITH NEIGHBORHOODS, ORGANIZATIONS, OR COMMUNITY GROUPS.

Trends

The following trends were observed when compared with the same period in the last fiscal year.

	Curfew Violations	Jet Curfew Violations	Noise Comments	Jet Ops	Total Ops
FYTD 24	↑ 21%	↑ 16%	↑ 68%	↑ 7%	↑ 4%
JAN FY 24	↑ 4%	↑ 13%	↑ 42%	↑ 4%	↓ 2%

- 154 comments (59%) from 2 commenters in FYTD 24.
- Due to the effects of Hurricane Ian, the airport was not open for operations from October 1 to 14. FY 23 had 0 curfew operations vs. 61 during the same period in FY 24 and 52 in FY 22.

Curfew Violator Outreach

- The Noise Abatement Specialist continues to contact all curfew violators through multiple methods including phone calls, letters, and face-to-face communications. The Noise Abatement Specialist has continued to speak with pilots/passengers at the airport about noise and curfew related issues.
    - 100% of curfew violators were contacted via letter in January and in FYTD 24.
    - Staff was able to speak with 73% of curfew violators in January.
    - Staff was able to speak with 70% of curfew violators in FYTD 24.
- The Noise Abatement Specialist continues his efforts to contact all flight schools south of Orlando, Fl. Currently, he has spoken with over 350 flight schools/training centers.
- The NAA Board Chair sent a letter to Rex Air to thank them for their efforts to minimize operations during the voluntary curfew since the Chair met with the owner of Rex Air in October 2023.

Operator Efforts

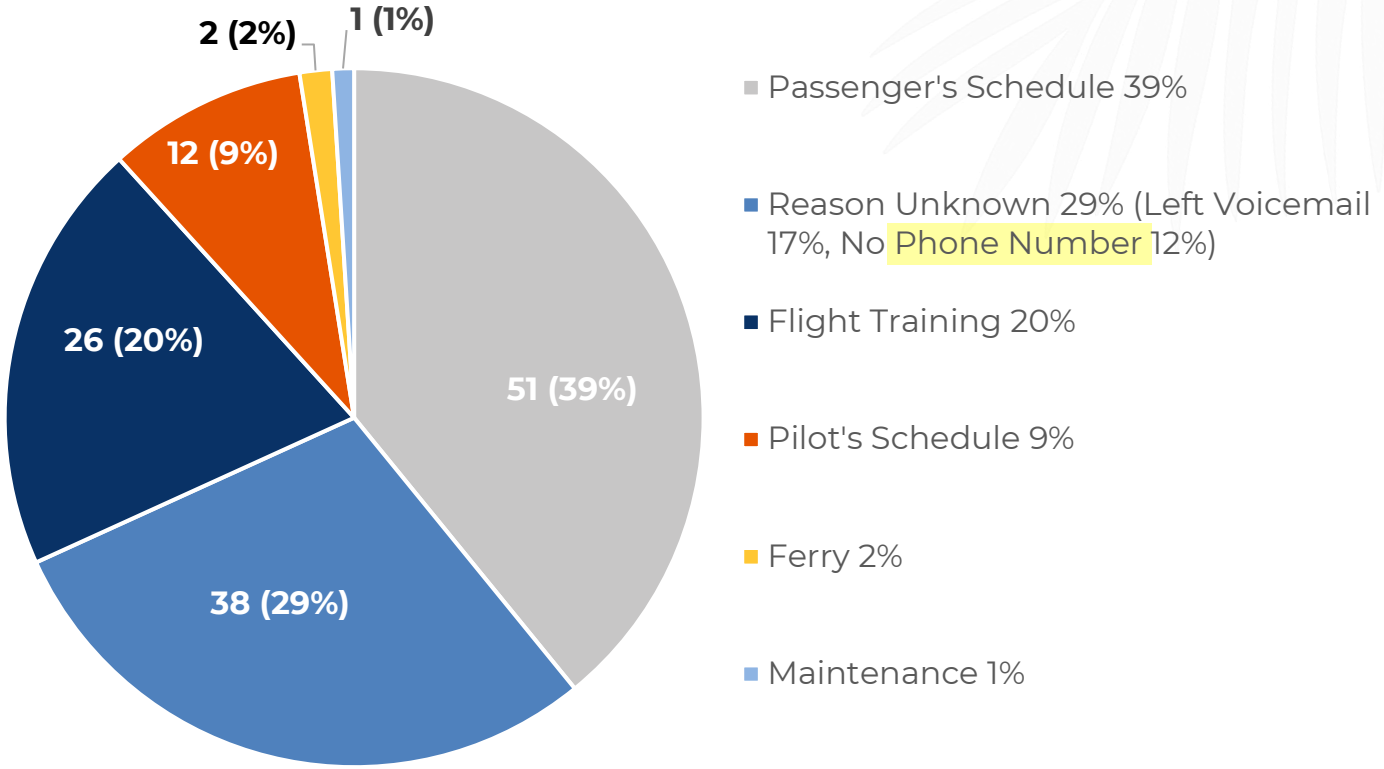
- Rex Air agreed to minimize its operations during the voluntary curfew hours since meeting with the NAA Board Chair and Executive Director. Rex Air has not accrued any curfew operations during the last two months.
- NBAA staff visited the airport and noted the noise abatement videos playing on the coffee machines and the NBAA Noise Abatement Departure Procedure (NADP) handouts available in the GA Terminal. NBAA staff thanked the NAA staff for their efforts to promote the NBAA NADPs.

NOISE REPORT

Please FLY SAFE FLY QUIET

REASONS FOR CURFEW VIOLATIONS

January 2024

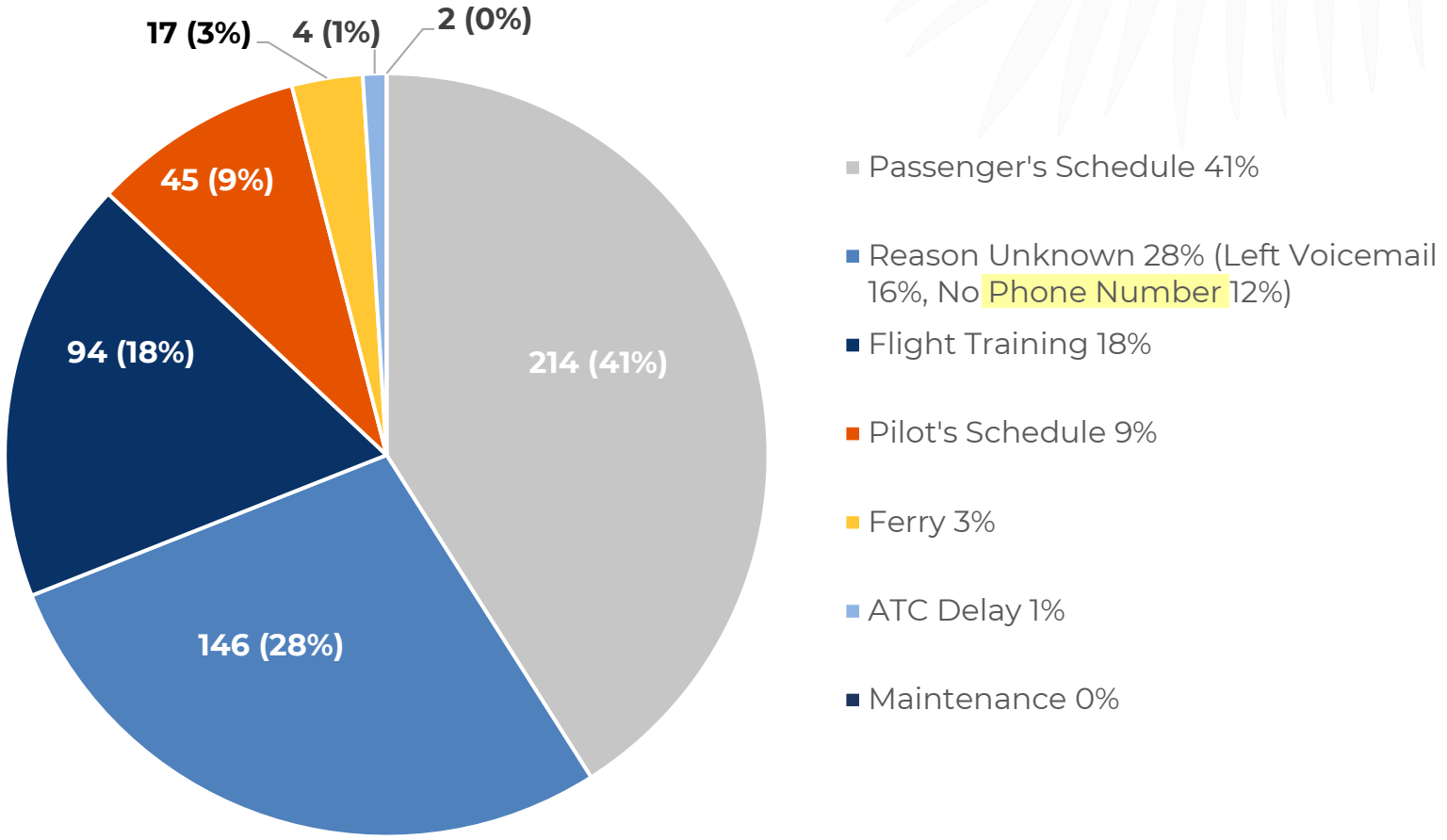


SUMMARY OF CURFEW VIOLATIONS

- No curfew violators stated that they were unaware of the voluntary curfew at KAPF.
- Most pilots spoken to said that the reason for the violation was passenger's schedule.
- One operator flew during the curfew to undergo maintenance tests.

REASONS FOR CURFEW VIOLATIONS

FYTD 2024



JANUARY – TOP CURFEW VIOLATORS WITH CONTACT INFORMATION

JANUARY FY 2024

COMPANY	NUMBER OF OPS	TAIL NUMBER	ADDRESS	PHONE NUMBER	REASON
Treasure Coast Flight Training	8	Multiple	2400 SE Thunderbolt Dr Stuart, FL 34996	772-219-4191	Flight Training
FlexJet LLC/Flight Options	8	Multiple	26180 Curtiss Wright Pkwy Cleveland, OH 44143	866-473-0025	Passenger Schedule
Global Pilot School (GPS)	6	N172LN	14299 SW 127th St Ste 102 Miami, Fl 33186	305-901-3190	Flight Training
Melbourne Flight Training LLC	5	N1061X, N5090E, N9812J	1401 General Aviation Dr Melbourne, FL 32935	321-345-3194	Flight Training
Wheels Up/Gama/ Mountain	3	N829UP, N909UP, N996TX	601 West 26th St. Ste 900 New York, NY 10001	855-359-8760	Passenger Schedule
Planesense	3	N226AF, N282AF	115 Flight Line Rd Portsmouth, NH 03801	603-501-7600	Passenger Schedule

NOISE REPORT

Please FLY SAFE FLY QUIET

YEAR TO DATE – TOP CURFEW VIOLATORS WITH CONTACT INFORMATION

FYTD 2024

COMPANY	NUMBER OF OPS	TAIL NUMBER	ADDRESS	PHONE NUMBER
FlexJet LLC/Flight Options Inc	30	Multiple	26180 Curtiss Wright Pkwy Cleveland, OH 44143	866-473-0025
Treasure Coast Flight Training	21	Multiple	2400 SE Thunderbolt Dr Stuart, FL 34996	772-219-4191
Elite Jets Charter LLC	16	1Y, 4B, 5A, 6A, 7DR	125 Aviation Dr. S Naples, FL 34104	239-900-9000
RexAir Aircraft	12	81FF, 270CW, 965KW, 127KW	304 Citation Pt Naples, FL 34104	239-649-8822
Paragon Flight Training/Leasing	10	12HF,422US	511 Danley Dr Fort Myers, FL 33907	239-274-3170
Naples Air Center	10	960AC, 974AC, 975AC, 976AC	230 Aviation Dr S. Naples, FL 34104	239-643-1717
J A Megna Aircraft LLC	10	734AY	7361 SW 116th Ter Miami, FL 33156	786-255-8086
Oakes Farm Food & Distribution	9	325FP, 368FD	2610 Northbrooke Plaza Dr Naples, Fl 34119	239-777-2257
Gama/Wheels Up/Mountain Air	9	Multiple	601 West 26th St. Ste 900 New York, NY 10001	855-359-8760

JANUARY – TOP CURFEW VIOLATORS

JANUARY FY 2024

NAME	TAIL NUMBER	NUMBER OF OPS	% OF OPERATOR OPS	% OF APF CURFEW OPS
Treasure Coast Flight Training	Multiple	8	20%	6%
FlexJet LLC/Flight Options	Multiple	8	1.8%	6%
Global Pilot School (GPS)	N172LN	6	100%	4.6%
Melbourne Flight Training LLC	N1061X, N5090E, N9812J	5	50%	3.8%
Wheels Up/Gama/ Mountain	N829UP, N909UP, N996TX	3	1%	2.3%
Planesense	N226AF, N282AF	3	6.5%	2.3%

JANUARY FY 2023

NAME	NUMBER OF OPS
Treasure Coast Flight Training	21
JetSelect LLC/JetEdge	8
Fetch Aviation LLC	4
Florida General Aviation	4
Flight Options LLC/FlexJet LLC	4
Naples Air Center	3
Gama Aviation LLC/Wheels Up/Mountain Aviation	3
Trident Aircraft Inc.	3
Jet 1 Charter	3
All-In Aviation LLC	3

JANUARY FY 2022

NAME	NUMBER OF OPS
NetJets Sales, Inc.	22
Flight Options LLC/ FlexJet LLC	16
RexAir Flight School	10
Elite Jets Charter LLC	8
Wheels Up Private Jets LLC	5
Exclusive Jets LLC	5
Wings of Hope Inc.	3
18 Operators	2

NOISE REPORT

Please FLY SAFE FLY QUIET

YEAR TO DATE – TOP CURFEW VIOLATORS

FYTD 2024

NAME	TAIL NUMBER	NUMBER OF OPS	% OF OPERATOR OPS	% OF APF CURFEW OPS
FlexJet LLC/Flight Options Inc	Multiple	30	2%	5.7%
Treasure Coast Flight Training	Multiple	21	12.3%	4%
Elite Jets Charter LLC	1Y,4B,5A,6A,7DR	16	4.5%	3%
RexAir Aircraft	81FF, 270CW, 965KW, 127KW	12	0.5%	2.3%
Paragon Flight Training/Leasing	12HF,422US	10	8.6%	2%
Naples Air Center	960AC, 974AC, 975AC, 976AC	10	0.2%	2%
J A Megna Aircraft LLC	734AY	10	63%	2%
Oakes Farm Food & Distribution	325FP,368FD	9	12.6%	1.7%
Gama/Wheels Up/Mountain Air	Multiple	9	1%	1.7%

FYTD 2023

NAME	NUMBER OF OPS
Treasure Coast Flight Training	21
Flight Options LLC/FlexJet LLC	18
Elite Jets Charter LLC	16
Daniel Giraldo	14
JetSelect LLC/JetEdge	12
NetJets Sales, Inc./EJM	12
Aviation Management Group LLC/All-In Aviation LLC	9
Gama Aviation LLC/Wheels Up/Mountain Aviation	9
RexAir Flight School /RexAir Maintenance	9
GPS Global Pilot School	8

FYTD 2022

NAME	NUMBER OF OPS
NetJets Sales, Inc.	93
Flight Options LLC/FlexJet LLC	45
Elite Jets Charter LLC	39
RexAir Maintenance LLC	17
Blue Grass Capital Holdings LLC	10
Exclusive Jets LLC	10
Wheels Up Private Jets LLC	10
Oakes Farms Food & Dist. Svcs LLC	9
4 Operators	6

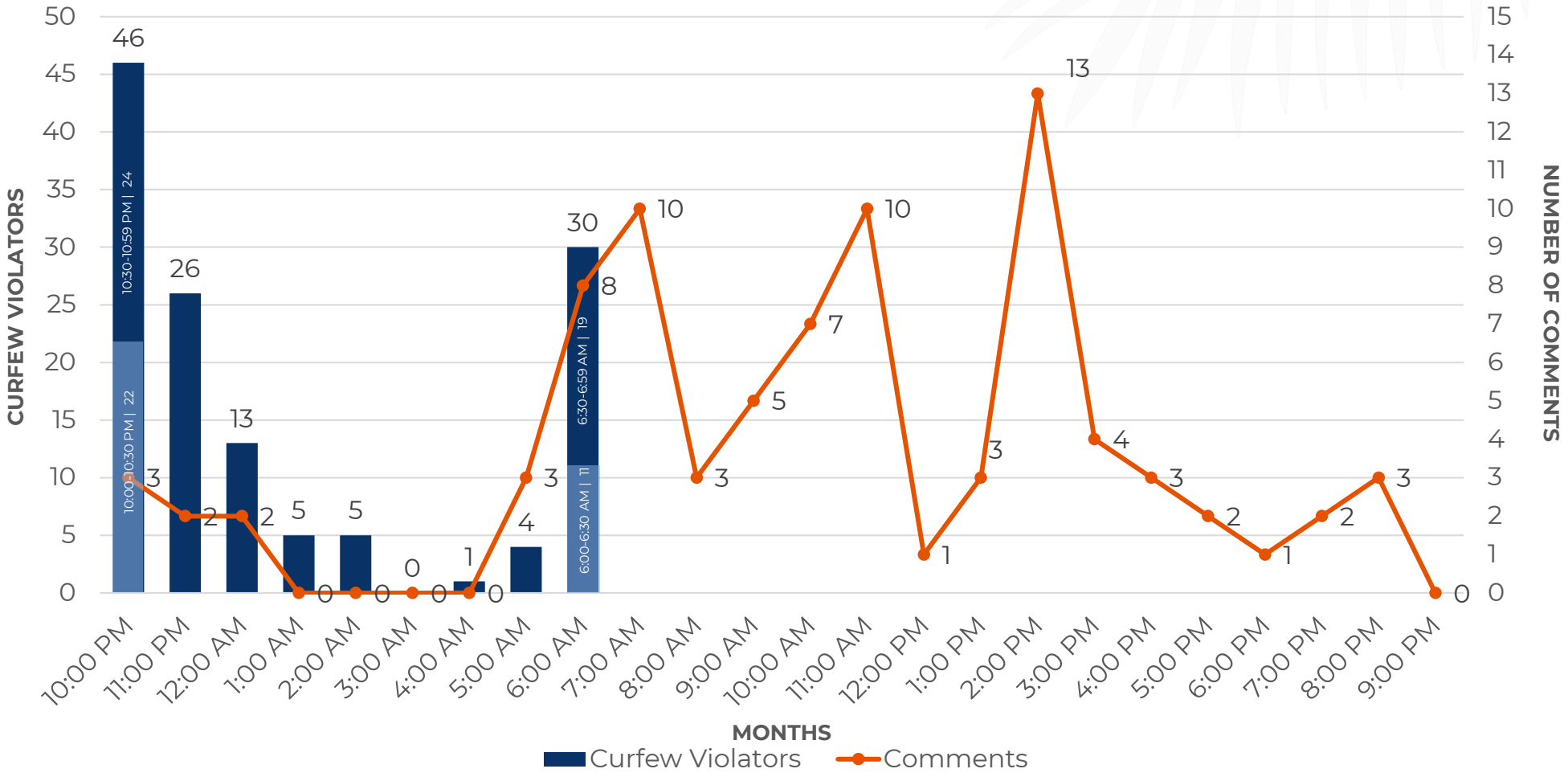
NOISE REPORT

Please FLY SAFE FLY QUIET

CURFEW VIOLATORS BY HOUR VS COMMENTS BY HOUR

January FY 2024

CURFEW HOURS: 10PM – 7 AM



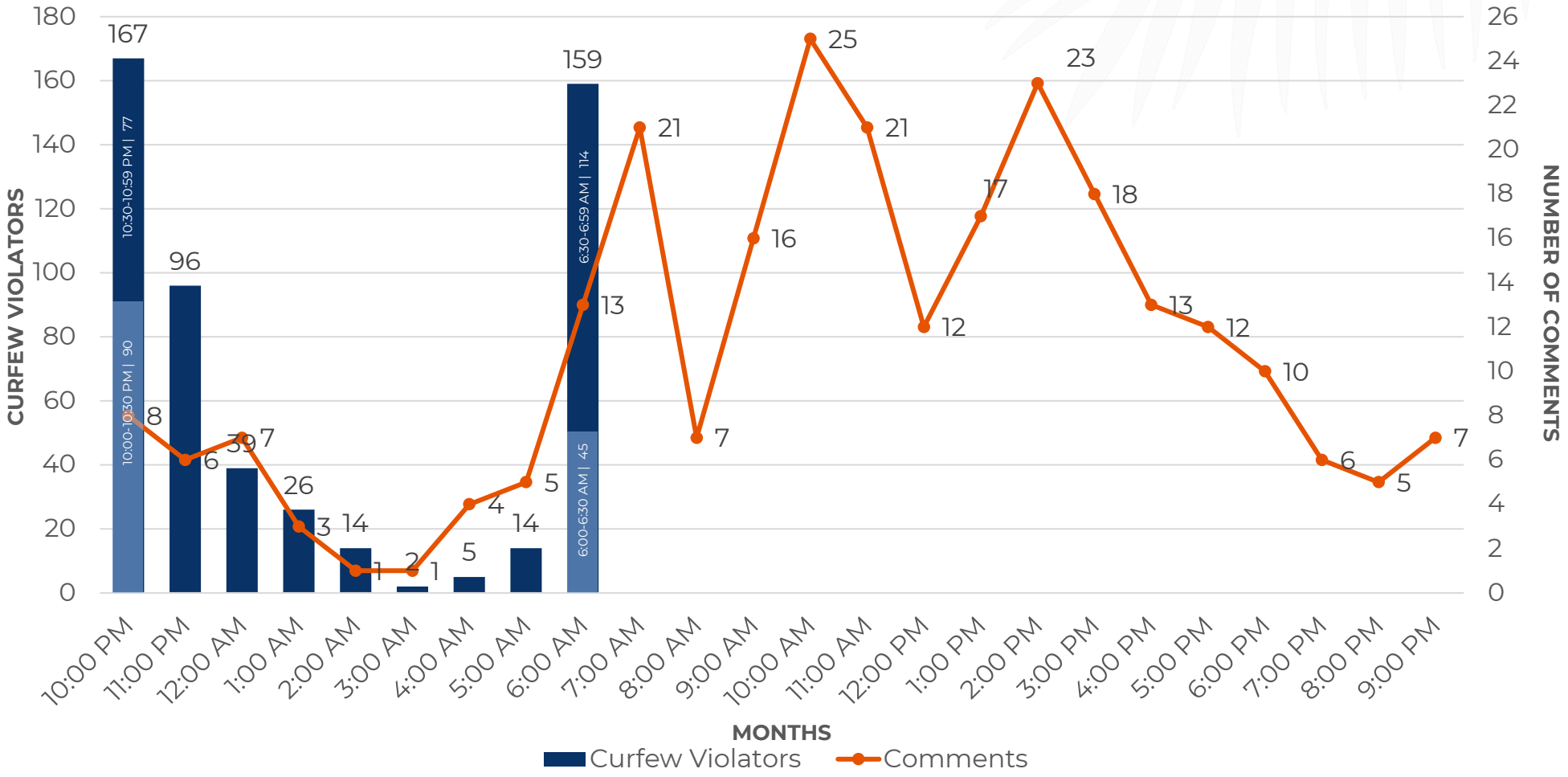
NOISE REPORT

Please FLY SAFE FLY QUIET

CURFEW VIOLATORS BY HOUR VS COMMENTS BY HOUR

FYTD 2024

CURFEW HOURS: 10PM – 7 AM

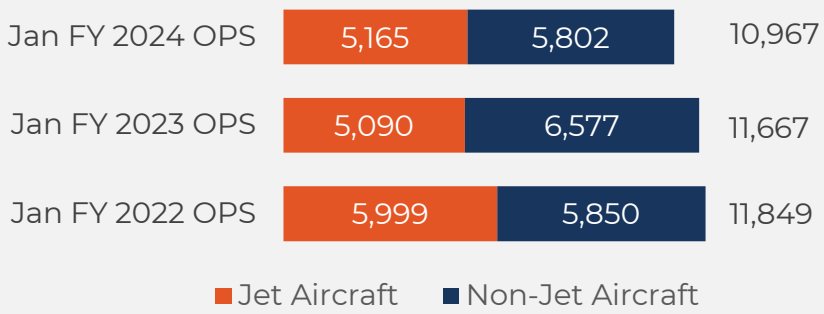


NOISE REPORT

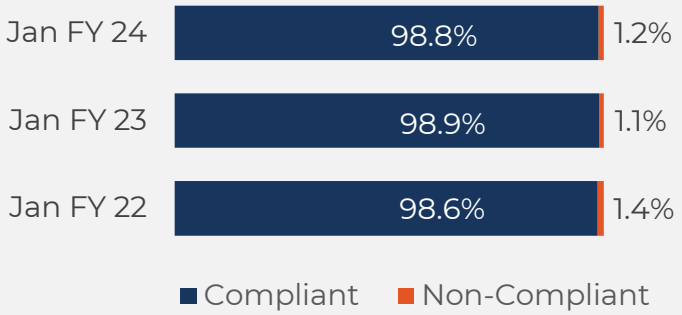
Please FLY SAFE FLY QUIET

JANUARY – YEAR OVER YEAR COMPARISON

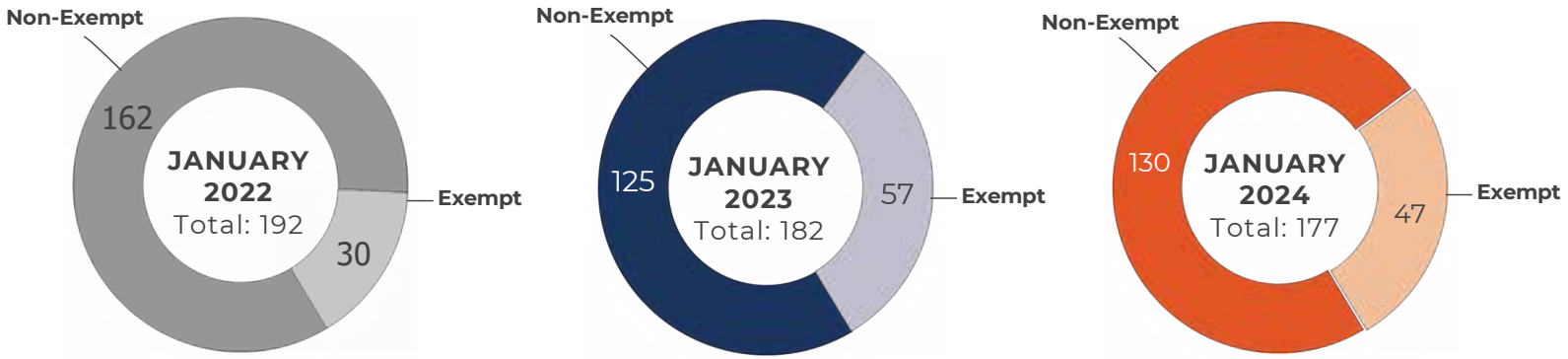
TOTAL AIRCRAFT OPERATIONS



VOLUNTARY CURFEW COMPLIANCE RATE



VOLUNTARY CURFEW OPERATIONS



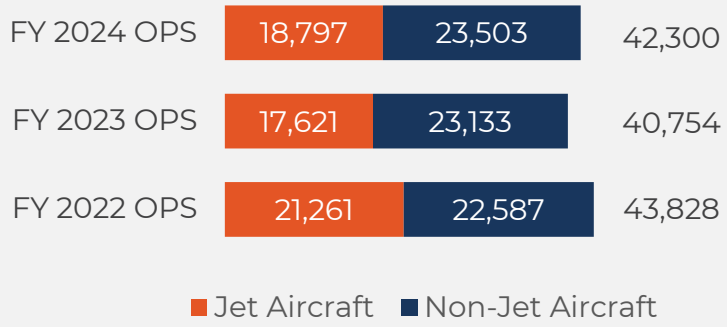
Through January FY 2024
Public service flights including EMS MedFlight, Collier Sheriff's Office, Mosquito Control and military flights are exempt and not included in this graphic..

NOISE REPORT

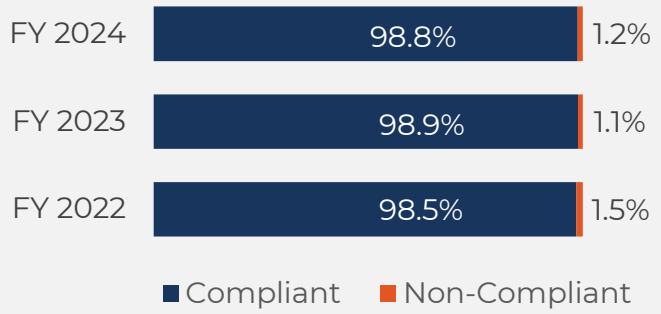
Please FLY SAFE FLY QUIET

FISCAL YEAR OVER YEAR COMPARISON

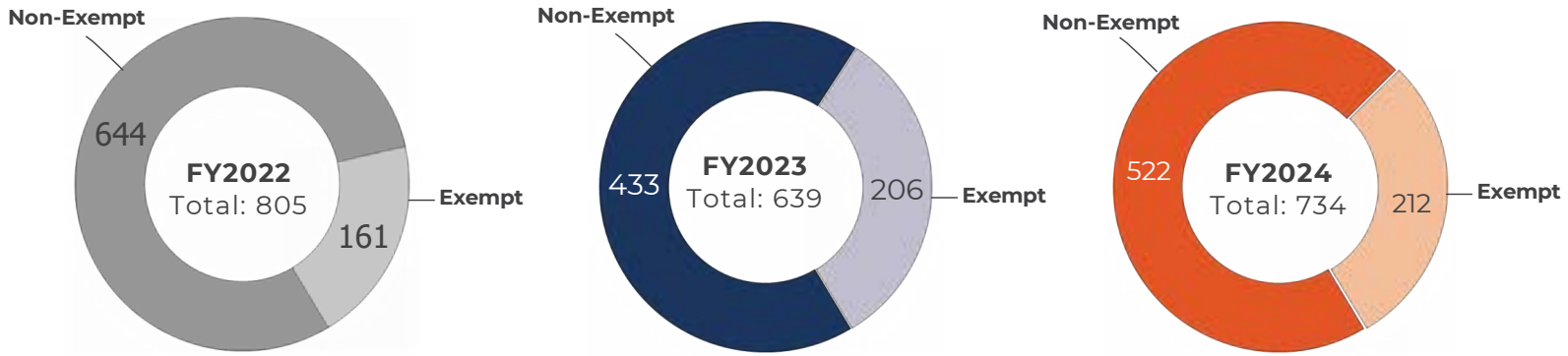
TOTAL AIRCRAFT OPERATIONS



VOLUNTARY CURFEW COMPLIANCE RATE



VOLUNTARY CURFEW OPERATIONS



Through January FY 2024
Public service flights including EMS MedFlight, Collier Sheriff's Office, Mosquito Control and military flights are exempt and not included in this graphic..

NOISE REPORT

Please FLY SAFE FLY QUIET

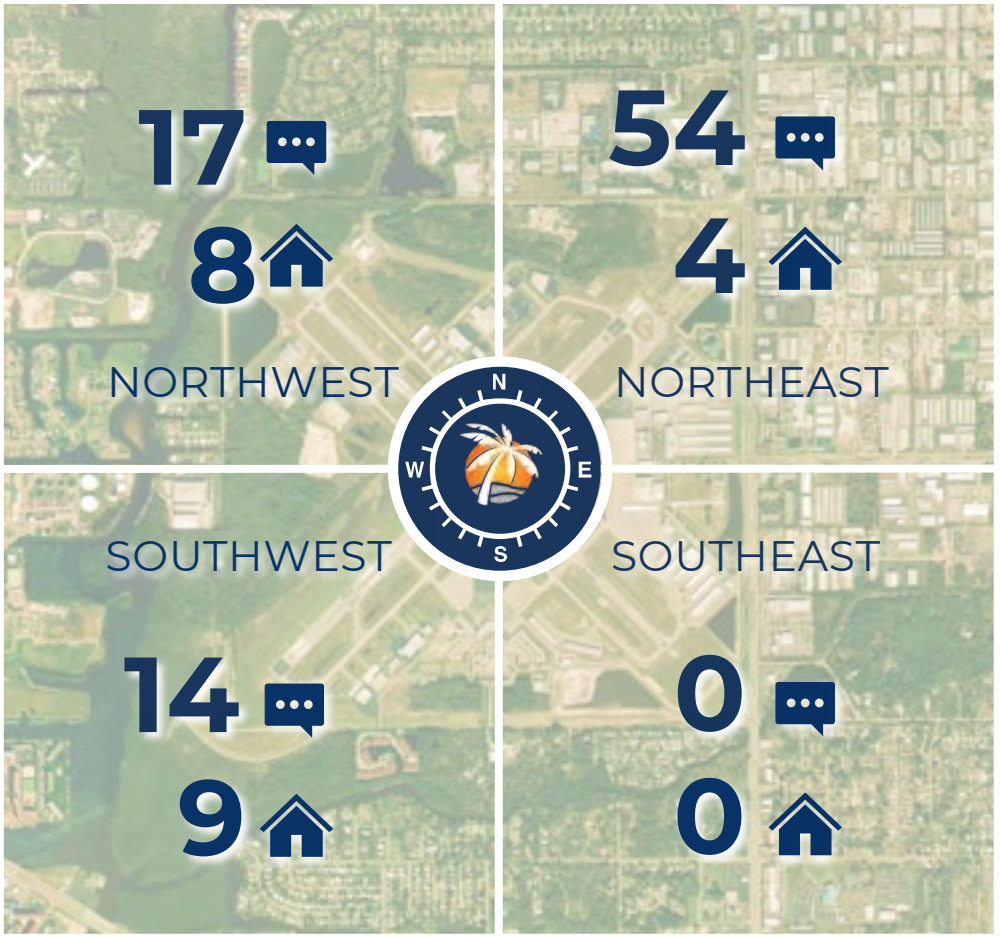
JANUARY FY 2024 COMMENTS

Comments by Neighborhood in JANUARY FY 24

Neighborhood	Number of Noise Comments	Households	Comments/ Household
Briarwood	46	1	46
Collier Woods	6	1	6
Lake Park	7	2	4
Cocquina Sands	3	1	3
Mariner's Cove	2	1	2
Moorings	5	3	2
Old Naples	12	8	2
Grey Oaks	1	1	1
Pine Ridge	1	1	1
Sun Terrace	1	1	1
Wyndemere	1	1	1
Totals	**85**	**21**	**4**

- 3 comments related to public service flights
- 54% of comments from 1 household

COMMENTS AND HOUSEHOLDS BY QUADRANT IN JANUARY 2024



NOISE REPORT

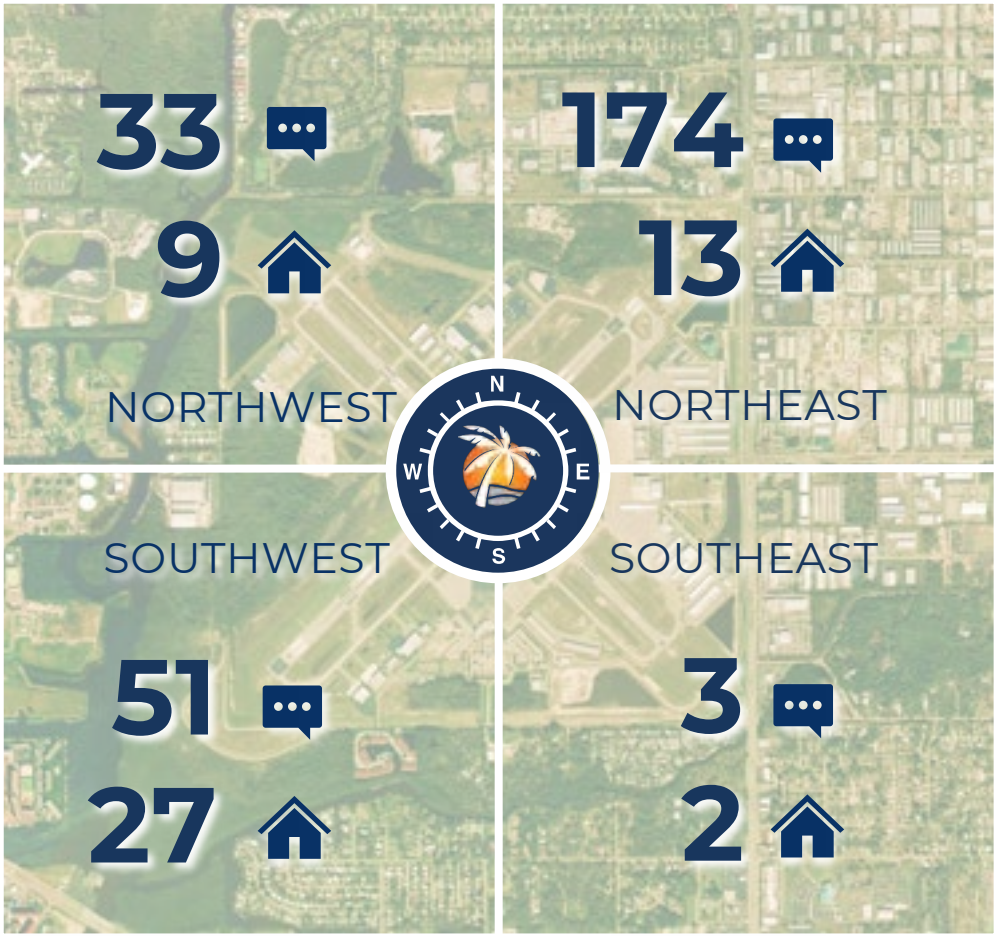
Please FLY SAFE FLY QUIET

FYTD 2024 COMMENTS

Comments by Neighborhood in FYTD 2024

Neighborhood	Number of Noise Comments	Households	Comments/ Household
Briarwood	129	2	65
Collier Woods	25	1	25
Lake Park	10	2	5
Moorings	14	3	5
Cocquina Sands	4	1	4
Wyndemere	9	3	3
Royal Harbor	5	2	3
Bay Front	4	2	2
Grey Oaks	4	2	2
Kings Lake	2	1	2
Mariner's Cove	2	1	2
Park Shore	2	1	2
Sun Terrace	2	1	2
Old Naples	39	21	2
Golden Gate Estates	5	3	2
Bears Paw	1	1	1
Crown Point	1	1	1
Logan Woods	1	1	1
Pine Ridge	1	1	1
Willoughby Acres	1	1	1
Totals	**261**	**51**	**5**

COMMENTS AND HOUSEHOLDS BY QUADRANT IN FYTD 2024



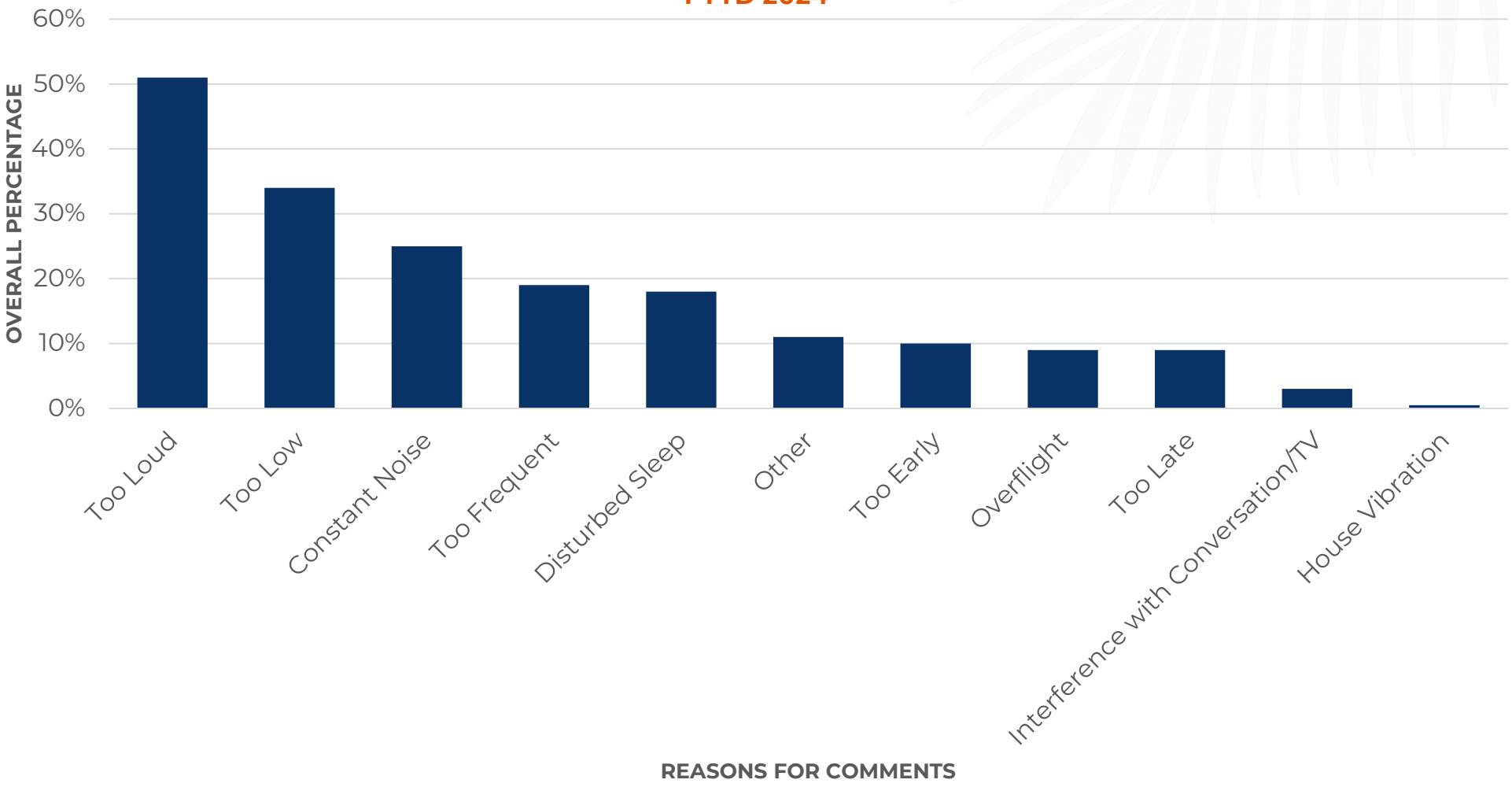
- 11 comments related to public service flights
- 59% of comments from 2 households

NOISE REPORT

Please FLY SAFE FLY QUIET

PUBLIC COMMENT BY REASON

FYTD 2024



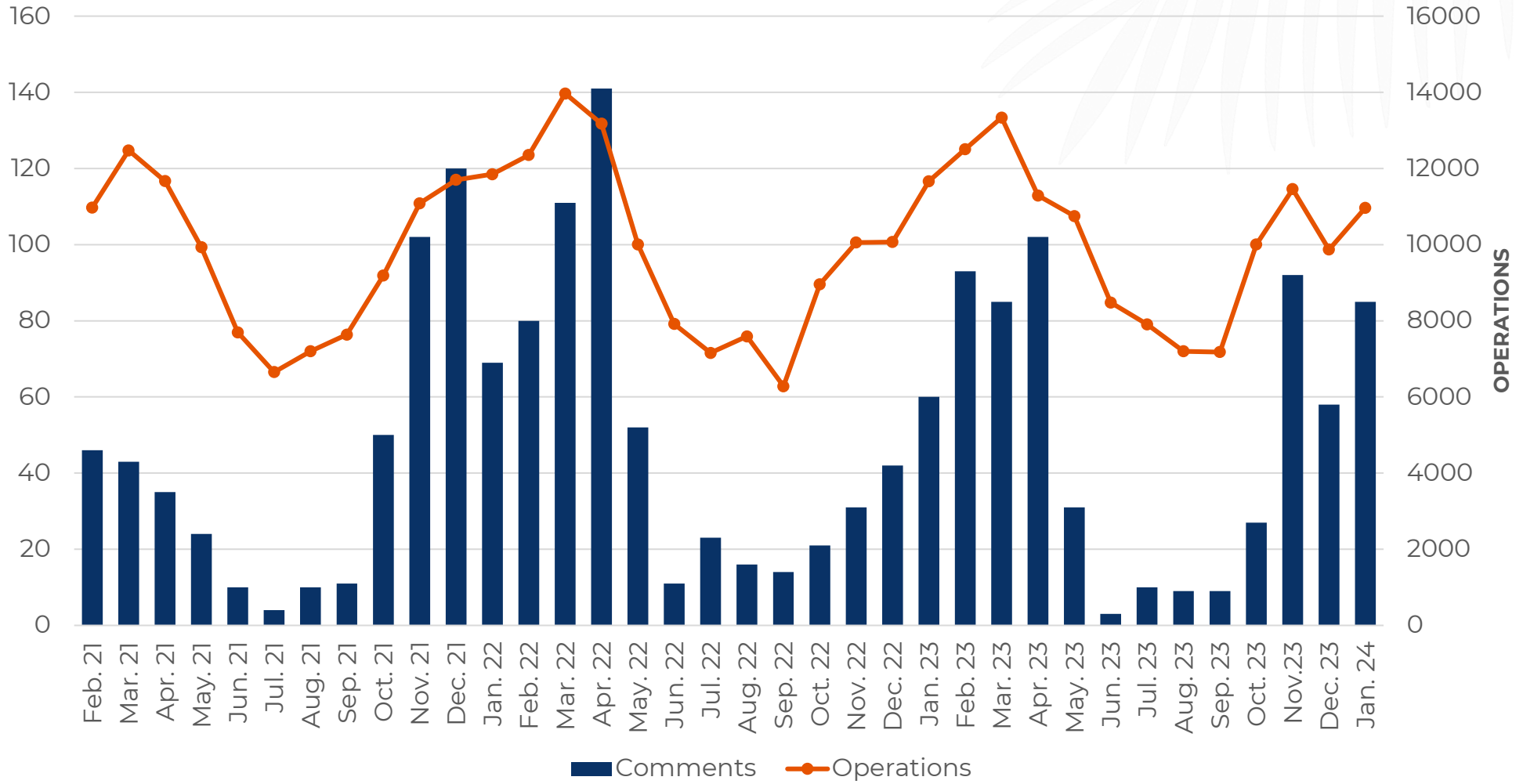
This chart represents the percentage of comments that indicated each reason. Since comments may include more than one reason, the total does not equal 100%.

NOISE REPORT

Please FLY SAFE FLY QUIET

TREND OF COMMENTS AND OPERATIONS BY MONTH

36 MONTHS



NOISE REPORT

Please FLY SAFE FLY QUIET

2022 FYTD NOISE COMMENTS

85 Distinct households filed aircraft noise comments.

349 Noise comments received from those households.

38% of comments from 3 households

2023 FYTD NOISE COMMENTS

44 Distinct households filed aircraft noise comments.

155 Noise comments received from those households.

44% of comments from 7 households

2024 FYTD NOISE COMMENTS

51 Distinct households filed aircraft noise comments.

261 Noise comments received from those households.

59% of comments from 2 households.

UPCOMING EVENTS / INFORMATION

NOISE COMPATIBILITY COMMITTEE MEETING
Thursday, February 29, 2024
Airport Office Building
9:00 AM

MARCH BOARD MEETING
Thursday, March 21, 2024
Naples City Hall
8:30 AM

Videos of NCC and TAC Meetings are available at www.flynaples.com/agendas-minutes-videos/
NCC and NAA Annual Reports are posted to the Authority's website at www.flynaples.com/annual-reports/

To: Honorable Chair and Commissioners

From: Christopher A. Rozansky, Executive Director

By: Justin Lobb, Deputy Director of Aviation

Meeting Date: February 15, 2024

Re: **CONSENT AGENDA**

1. **Resolution 2024-2 Adopting the Statewide Mutual Aid Agreement and State of Florida Division of Emergency Management Statewide Mutual Aid Agreement**

SUMMARY: Board resolution approving and authorizing adoption of the Statewide Mutual Aid Agreement and further authorizing the Executive Director to execute the State of Florida Division of Emergency Management (FDEM) Statewide Mutual Aid Agreement.

BACKGROUND: The Naples Airport is vulnerable to a wide range of emergencies and disasters, like hurricanes, that may cause disruption of essential services and damage to infrastructure. The State of Florida Emergency Management Act authorizes the state and its political subdivisions to provide or receive emergency assistance and provide a mechanism for reimbursement or payment.

If approved, this Agreement will continue in effect for one (1) year from its date of execution and shall automatically renew each year after execution. Notwithstanding, either party may terminate the agreement at will after providing thirty (30) days written notice to the other party.

COMMUNICATIONS PLAN: The FDEM and Collier County Emergency Operations Center (EOC) staff will be notified of the Board's decision.

FINANCIAL IMPACT: Any costs incurred under this Agreement shall be reimbursed as needed to make each participating political subdivision whole to the fullest extent practicable.

RESOLUTION 2024-2

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AND CARRY OUT A STATEWIDE MUTUAL AID AGREEMENT – 2023 WITH THE FLORIDA DIVISION OF EMERGENCY MANAGEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE FURTHER ACTION TO ACCOMPLISH THE PURPOSES OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency;

WHEREAS, the Statutes also authorize the State to coordinate the provision of any equipment, services or facilities owned or organized by the State or its political subdivisions for use in the affected area upon request of the duly constituted authority of the area;

WHEREAS, the City of Naples Airport Authority, an independent special district and political subdivision of the State of Florida (the "Authority"), received from the State of Florida, Division of Emergency Management ("FDEM"), that certain Statewide Mutual Aid Agreement – 2023 (the "Statewide Mutual Aid Agreement"); and

WHEREAS, the Authority desires to approve the Statewide Mutual Aid Agreement and authorize the request, provision and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State of Florida in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE AUTHORITY THAT:

Section 1. The Authority approves and adopts the Statewide Mutual Aid Agreement;

Section 2. The Executive Director of the Authority is directed and authorized to enter into, execute, file, deliver and carry out the Statewide Mutual Aid Agreement on behalf of the Authority;

Section 3. The Executive Director of the Authority is further directed and authorized to act in connection with the Statewide Mutual Aid Agreement and to provide such additional information as may be required thereby on behalf of the Authority; and

Section 4. This Resolution shall become effective immediately upon adoption.

DULY PASSED AND ADOPTED IN OPEN AND REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE AUTHORITY THIS 15TH DAY OF FEBRUARY, 2024.

Attest:

Christopher A. Rozansky
Executive Director

CITY OF NAPLES AIRPORT AUTHORITY

By _____
Richard Ruppert
Chair

Approved as to form and legal sufficiency by:

William L. Owens
Authority Counsel

To: Honorable Chair and Commissioners

From: Christopher A. Rozansky, Executive Director

By: Justin Lobb, Deputy Director of Aviation

Meeting Date: February 15, 2024

Re: **CONSENT AGENDA**

2. Sole Source Agreement with Frequentis USA, Inc. for Air Traffic Control Tower Equipment in an Amount Not to Exceed $141,447

SUMMARY: Board approval of an Agreement with Frequentis, USA, Inc. ("Frequentis") as a sole source provider for Air Traffic Control Tower ("Tower") equipment in an amount of $128,588 plus 10% contingency for a total not to exceed cost of $141,447.

BACKGROUND: As part of the Tower renovation project, an integrated digital Air Traffic Management data platform was specified but not provided by the contractor due to several complicating factors, including an extended lead time. As a result, staff negotiated a deduction of the equipment in the amount of $117,759 to close out the project in a timely manner. Subsequently, and in compliance with FS Section 287.057 (3), staff posted a Notice of Intended Decision ("Notice") on the Authority website of the Authority's intent to enter into a Sole Source Contract with Frequentis USA for the equipment, which also provides savings on sales tax and contractor markup. The remaining difference in cost is due to minimal material escalation and an additional tower cab workstation, as requested by ATCT staff.

The multi-step public notice was posted on December 1, 2023 and was completed by close of business on January 3, 2024. No comments or protests were received. Staff is requesting approval to proceed with contracting with Frequentis USA for the equipment, including:

- Integrated support information display including meteorological data, NAVAIDs, tower cabin controls and CCTV views
- Fully automated pilot weather/informational broadcasts
- Expandable and modular functionality to include future integration with the airfield lighting system and digital flight strips

COMMUNICATIONS PLAN: No additional postings or communications are anticipated.

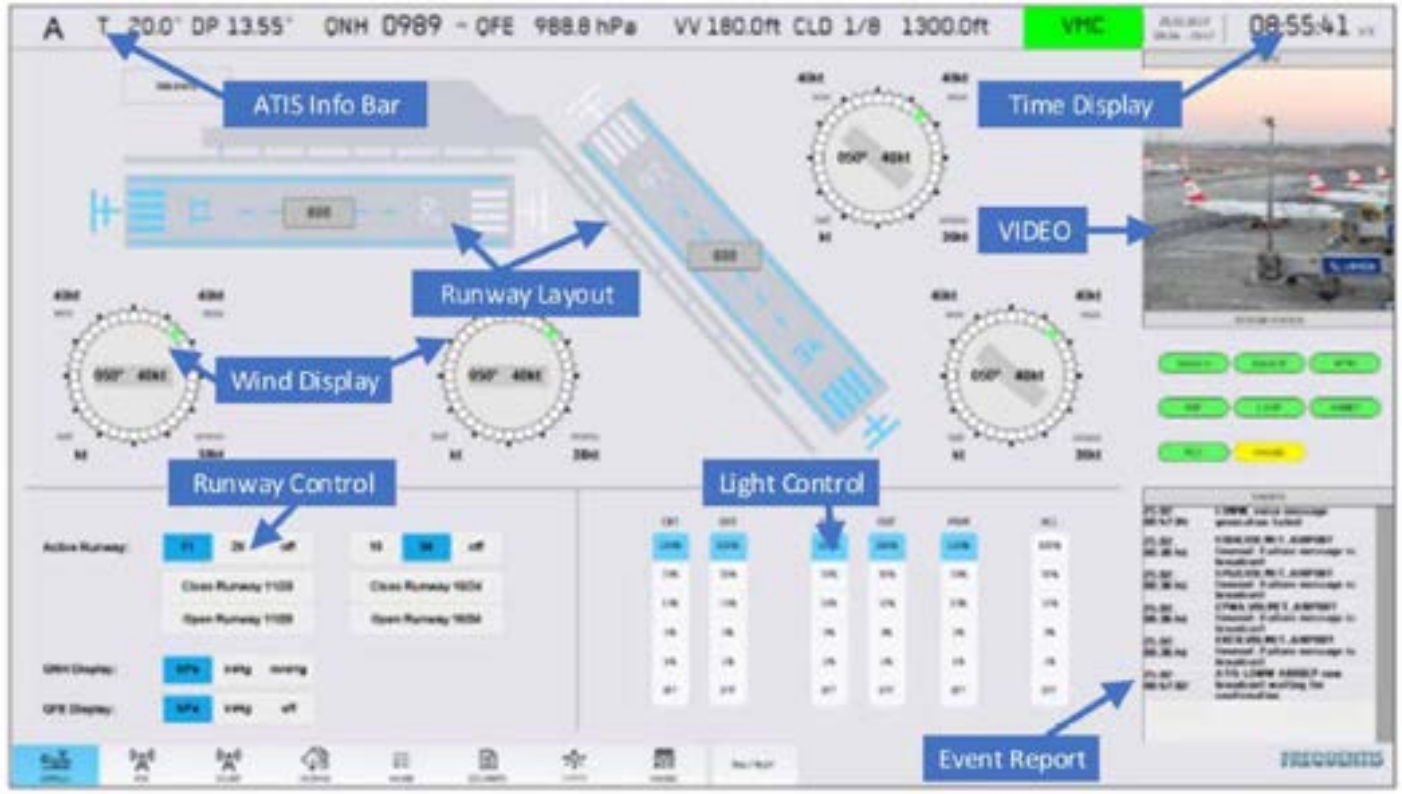
FINANCIAL IMPACT: Funding is available in the FY24 capital budget.

Sole Source Agreement- Frequentis ATCT Equipment

smartTools Integrated Display with Digital ATIS

(Automated Terminal Information Service)

- Integrated support information display
  - Meteorological data
  - NAVAIDs
  - Tower cabin controls
  - CCTV views
- Used in more than 400 ATCT's worldwide
- Multi-level redundancy
- Expandable and modular for future functionality
  - Airfield Lighting Project
  - Digital Flight strips



Example smartTools Display

Not-to-Exceed Cost: **$141,447**

To: Honorable Chair and Commissioners

From: Christopher A. Rozansky, Executive Director

By: Kerry Keith, Senior Director of Airport Development

Meeting Date: February 15, 2024

Re: **CONSENT AGENDA**

3. Security Improvements Project Phase II, AVCON, Inc. Task Order No. 3 in an Amount Not to Exceed $170,334.00

SUMMARY: Authorize the Executive Director to execute Task Order No. 3 with AVCON, Inc. for the Security Improvements Project Phase II in amount not to exceed $170,334.00 which includes the proposed design services fee of $154,849.00 and a 10% contingency of $15,485.00.

BACKGROUND: AVCON, Inc.'s scope of services includes an analysis of the video surveillance and access control security systems as well as the necessary design and bidding services for the implementation of the second phase of the Security Improvements Project. The design will account for the $2 million project budget and will include additive bid alternates to ensure the project budget is not exceeded.

The project scope includes, but is not limited to the following:

- Replacement of the existing legacy access control system that has reached its end-of-life
- Upgrade NAA and tenant gates with new, elevated motors and access control components
- Add access control and biometric readers to NAA buildings that require additional security
- Add additional video surveillance cameras

Completion of this project's design phase is a Strategic Plan Scorecard measure for FY24.

COMMUNICATIONS PLAN: Construction phasing plans will be developed throughout the design and will be coordinated with tenants and users to minimize operational impacts.

FINANCIAL IMPACT: This project has FDOT grant funding up to $600,000 as approved by the Board on June 15, 2023 with a local NAA match requirement of 20%, which is included in the FY 2024 capital budget.

To: Honorable Chair and Commissioners

From: Christopher A. Rozansky, Executive Director

By: Kerry Keith, Senior Director of Airport Development

Meeting Date: February 15, 2024

Re: **ACTION ITEM**

1. **Task Order Amendment with SchenkelShultz Inc. for North Road Terminal Renovation Services in an Amount Not to Exceed $91,113.00**

SUMMARY: To provide the Board with an update on the design plans for the North Road Terminal (NRT) Renovation Project and authorize the Executive Director to execute Task Order 2, Amendment 1, with SchenkelSchultz, Inc. in the amount of $82,830.00 for additional design, bidding and permitting phase services, plus 10% contingency for a total not to exceed cost of $91,113.00.

BACKGROUND: On August 17, 2023, following a presentation by SchenkelShultz outlining the findings of the NRT Discovery phase, the Board provided consensus to proceed with design plans for limited interior and exterior renovations of the NRT. Subsequently, the design phase of the NRT project was assigned to SchenkelSchultz, under the NAA's fixed term, on-call architectural consultant agreement as Task Order 2, which was approved by the Executive Director on September 25, 2023. This scope was generally limited to new carpet, ceilings, interior partitions, paint and refresh of the exterior canopies.

Since commencing the design phase, staff determined additional scope items were warranted to further enhance the building aesthetic, customer experience and function, as outlined in the attached presentation. As such, additional design effort by SchenkelSchultz is needed in order to finalize the plans.

Staff from SchenkelShultz Inc. are in attendance today to provide a brief design status update.

COMMUNICATIONS PLAN: None at this time**.**

FINANCIAL IMPACT: The current task order with ShenkelShutlz was approved under the Executive Director's authority in the amount of $98,475. If this task order amendment is approved, the total design phase cost will increase to $189,588. Funding is available in the FY24 Capital budget.

North Road Terminal

Renovation Update

02.15.2024

Existing Terminal

Proposed Improvements

Naples AIRPORT

SCHENKEL SHULTZ

Design Development Progress

Exterior

Original Scope:

- Demolish existing hip roof. Refurbish with new coastal roof design utilizing existing canopy structure
- Make the most use of the exterior covered spaces
- Repaint entire building
- Repair existing columns and repaint wood along with steep connections.

Additional Scope:

- Mill/overlay asphalt with 1” Asphalt and new road markings.
- New landscaping around entry of building with new living wall
- New windows in limited areas and automatic sliders
- New covered airside vehicular parking canopy
- New pavers and refinish existing slab
- New monument signage, fencing and lighting

Proposed Airside Entry

Proposed Front Canopy Entry

SCHENKEL SHULTZ

Design Development Progress

Interior

Original Scope:

- Replace existing ceiling and grid with 2x2 ceiling and 2x2 troffer Led lighting at existing light locations.
- Simple flooring design throughout
- New Car rental casework
- New paint finishes throughout
- Inviting seating and flexible seating options
- New removable partition for waiting area
- No changes to area/size of existing building

Existing Lobby

Proposed Lobby

SCHENKEL SHULTZ

Design Development Progress

Interior

Additional Scope:

- New ceiling design and ceiling grid throughout
- New grab and go market and café area
- New flooring design throughout
- New column wraps and dividers to visually divide open space.
- Accent Dividing wall, interior planters and art walls
- Refinish museum area ceiling and flooring
- New vestibule airside entry

Suffolk Construction doing estimating at each phase

All work to be under 50% FEMA Rule
$2,625,000 + Exterior Improvements*

Existing Rental Car Counter

Proposed Rental Car Counter

***Exterior improvements** relative to canopies, fencing, landscaping not counted towards the FEMA spend limit.

SCHENKEL SHULTZ

Project Schedule

Design Development – Current Phase	
City Pre-Application	Jan 9, 2024 (Completed)
Design Development Submission	March 4, 2024
City of Naples Design Review Board Meeting	April 24, 2024 (Tentative)
Construction Documents	Late April 2024
Bidding and Permitting	May – June 2024
Construction	12 months

SCHENKEL SHULTZ

North Road Terminal Renovation Update

02.15.2024

Questions?

To: Honorable Chair and Commissioners

From: Christopher A. Rozansky, Executive Director

Meeting Date: February 15, 2024

Re: **ACTION ITEM**

2. Amendments to the Bylaws

ACTION REQUESTED: Board discussion and approval to amend the City of Naples Airport Authority Bylaws pertaining to certain agenda procedures and membership and quorum requirements for the Consultant Selection Committee.

BACKGROUND: At the January 18, 2024 regular meeting of the Board of Commissioners, several topics related to the NAA's bylaws were discussed. Following the meeting the Chair requested preparation of the following amendments to the bylaws to be discussed and considered for approval by the Board of Commissioners:

1. Specifying a procedure for Commissioners requesting an item to be placed on a future agenda. This procedure is modeled after the procedure used by the Naples City Council for adding an item on a future agenda;

2. Clarifying that all Commissioners retain the right to discuss any item during the 'Correspondence/Commissioner Comments' portion of a meeting;

3. Adding a procedure regarding the Consent section of the agenda;

4. Revising membership requirements for the Consultant Selection Committee from two (2) to three (3) Commissioners and specifying that two Commissioners present in person constitutes a quorum;

5. Establishing the option for committee members to participate in committee meetings using communications media technology under certain conditions.

A redlined version of the proposed amendments to the bylaws are attached.

COMMUNICATION PLAN: Any change to the Authority's Bylaws will be updated and shared with Commissioners, staff and posted to our website.

FINANCIAL IMPACT: No impact anticipated at this time.

BYLAWS FOR THE GOVERNANCE AND OPERATION OF CITY OF NAPLES AIRPORT AUTHORITY

ARTICLE I
TITLE, PURPOSE AND GOVERNANCE

Section 1. **TITLE.** This body politic and corporate shall be known as City of Naples Airport Authority, a political subdivision of the State of Florida ("the Authority").

Section 2. **PURPOSE.** The purpose of the Authority is to operate, improve, equip, develop and maintain the airport facilities at the Naples Municipal Airport located in Collier County, Florida and any other airport in Collier County which the Authority may contract to operate. The Authority is constituted a public instrumentality with full governmental police power; and, the exercise by the Authority of the powers conferred by the City of Naples Airport Authority Act, Laws of Florida, Chapter 69.1326, shall be in the performance of an essential governmental function.

Section 3. **GOVERNANCE.** The Authority shall be governed by a Board of Commissioners ("the Board") composed of five (5) Commissioners ("the Commissioners") appointed from time to time by the Naples City Council for terms of four (4) years.

ARTICLE II
SEAL

Section 1. **FORM.** The official seal of the Authority shall be in the form of a circle and shall read "City of Naples Airport Authority, a political subdivision of the State of Florida" ("the Seal").

Section 2. **USE.** The Seal shall be used for attesting the signature of the Chairman, Vice Chairman or the Executive Director on any official document where such attestation is required or deemed appropriate.

ARTICLE III
OFFICE

Section 1. **LOCATION.** The principal office of the Authority and the Board shall be located at City of Naples Airport Authority, 160 Aviation Drive North, Naples, Florida 34104.

ARTICLE IV
COMMISSIONERS, EXECUTIVE DIRECTOR AND COUNSEL

Section 1. **COMMISSIONERS.** The Commissioners of the Authority shall perform such duties and functions as may from time to time be required by the Board, by these Bylaws or by the City of Naples Airport Authority Act. Each Commissioner may submit to the Board for its consideration such recommendations and information as he/she may consider proper concerning the business, affairs and policies of the Authority.

The officers of the Board shall be a Chairman, Vice Chairman and such other officers as the Board may determine. The Chairman and Vice Chairman shall be elected by the Board at the Regular Meeting in January for a term of one (1) year. The Chairman is not eligible to serve more than two (2) consecutive terms in that office.

The Chairman shall be a Commissioner and shall preside at all meetings of the Board and represent the Authority at any official functions at which the Authority's official presence is appropriate ("the Chairman"). The Chairman shall execute all resolutions, agreements, contracts, bonds, notes and any other instruments of the Authority on behalf of the Authority when so authorized by the Board and shall perform such other duties as may be prescribed for the Chairman by law or by the Board.

The Vice Chairman shall be a Commissioner and shall assume the powers and duties of the Chairman in the event of the temporary absence or disability of the Chairman ("the Vice Chairman"). In the event of the resignation or death of the Chairman, the Vice Chairman shall become Acting Chairman and perform the duties of the Chairman until such time as the Board shall elect a new Chairman.

Section 2. **EXECUTIVE DIRECTOR.** The Board shall contract with an individual to serve as Executive Director. The Executive Director shall serve as Secretary to the Board and Chief Operating and Chief Financial Officer of the Authority. The Executive Director shall report directly to the Board. The powers and duties of the Executive Director shall be delegated to him by the Board annually by resolution for that purpose.

As Secretary to the Board, the Executive Director shall maintain all records of the Authority, record all votes and keep the Minutes of the Board and all committees of the Board in a Minute Book for that purpose, provide notice of all meetings, keep in safe custody the Seal and have the power to affix such Seal to all documents as may be required or deemed appropriate.

As Chief Financial Officer, the Executive Director shall have the care and custody of all funds of the Authority, shall maintain all funds in accordance with Florida Statutes Section 218.415 and shall deposit the same forthwith in the name of the Authority in such bank or banks in the State of Florida as the Board may designate. All funds received from sources other than bond obligations, grant payments and passenger facility charges shall be credited to the general operating account of the Authority. Funds held or received in connection with any bond obligation shall be invested in accordance with the terms of the bond covenants. State and federal grants shall be invested in accordance with the covenants contained in the individual grant agreements. Passenger facility charges shall be administered in accordance with applicable federal regulations.

The Executive Director, the Deputy Executive Director and the Director of Finance shall each be required to obtain a fidelity bond or equivalent crime insurance in the amount of not less than Two Hundred Fifty Thousand and No/100 Dollars ($250,000.00). Other employees shall be bonded as required by the Executive Director.

Section 3. **AUTHORITY COUNSEL.** The Board shall contract with an individual or firm of attorneys licensed to practice law in the State of Florida to serve as Authority Counsel. The Authority Counsel shall report directly to the Board, shall represent and protect the interests of the Authority and the Board and shall work with the Executive Director to achieve those purposes. The Authority Counsel and the Board shall enter into an agreement setting forth the specific duties, responsibilities, and fees of Authority Counsel.

The Authority Counsel's performance under the agreement shall be reviewed annually by the Board during the Regular Meeting in August.

In addition, the Board may retain other attorneys or law firms for specific projects or matters. Such special counsel shall coordinate their professional efforts with the Authority Counsel and keep Authority Counsel advised on their activities so that special counsel does not inadvertently take positions inconsistent with the Board's general directions to Authority Counsel. Authority Counsel may be asked to review and approve the billing invoices of special counsel and make appropriate recommendations to the Board and the Executive Director.

ARTICLE V
FINANCIAL MATTERS

Section 1. **FISCAL YEAR.** The fiscal year of the Authority shall begin on the 1st day of October of each year and shall end on the 30th day of September of the following calendar year ("the Fiscal Year").

Section 2. **BUDGET.** The Executive Director shall prepare and present to the Board an Operating Budget and a Capital Expenditures Budget for each fiscal year.

The Operating Budget shall present the Authority's plan for operations and shall include in appropriate detail projected revenues and expenses which may reasonably be expected to be received and expended during the Fiscal Year. Its purpose shall be to insure that adequate revenues are available and that expenses are controlled so that the service objectives of the Authority may be met and its debt obligations and capital outlays be provided for.

The Capital Expenditures Budget shall present the Authority's plan for additions, improvements and replacements to the Naples Municipal Airport's facilities and specify sources of funding.

Both the Operating Budget and the Capital Expenditures Budget shall be submitted to the Board at its Regular Meeting in June of each year, and the Board shall adopt such budgets, as revised by the Board if necessary, at its Regular Meeting in September of each year. Thereafter, the Executive Director shall periodically advise the Board of any material changes in the plan for operations or in the programs for capital expenditures. The Board may revise either the Operating Budget or the Capital Expenditures Budget or both at any time during the Fiscal Year and, if necessary, extend the period of either budget beyond the current Fiscal Year.

Section 3. **AUDIT.** There shall be an annual audit of the accounts and records of the Authority by a firm of certified public accountants, who shall act as the Authority's auditors ("the Auditors"). During each year of engagement, the Board shall consider and decide whether to

renew the engagement with the current Auditors or to commence a competitive selection process for the retention of Auditors for the succeeding year in accordance with applicable law. Whenever the Board elects to utilize the competitive selection process, the current Auditors shall be eligible to compete in the process. The Auditors shall report to and be reviewed annually by the Board to assess their performance and accomplishments.

ARTICLE VI
MEETINGS

Section 1. **REGULAR MEETINGS.** Regular meetings of the Board ("Regular Meetings") shall be held on the third Thursday of each calendar month, with the exception of the month of July, when no Regular Meeting shall be held. All Regular Meetings may be conducted at the Naples City Hall in the City Council Chambers, 735 Eighth Street South, Naples, Florida, commencing at 8:30 a.m. if convenient.

Regular Meetings may not be cancelled or rescheduled except by the Chairman or, in his/her absence, by the Vice Chairman, and only for cause. Cause for cancellation and rescheduling of a Regular Meeting shall only mean lack of a quorum of the Board, absence of business to conduct or an emergency which would preclude the orderly conduct of business.

No later than the Regular Meeting in December, the Strategic Plan shall be presented to the Board for review and consideration of any recommendations and/or changes thereto. No later than the Regular Meeting in April, the Airport Master Plan shall be presented to the Board for review and consideration of any recommendations and/or changes thereto.

Section 2. **SPECIAL MEETINGS.** Special or workshop meetings of the Board (collectively "Special Meetings") may be called by the Chairman or, in his/her absence, the Vice Chairman, or by the consent of three (3) Commissioners. The Executive Director shall take the direction of the Commissioners calling for the Special Meeting in the preparation of the Agenda.

Section 3. **NOTICE, AGENDA AND MINUTES.** Notice of each Regular and Special Meeting of the Board shall be provided in accordance with applicable law.

The Agenda for all meetings of the Board shall be prepared by the Executive Director with the prior approval of the Chairman, or one of the Commissioners who requested the meeting in the case of a Special Meeting, and shall be accompanied by a Board package of items to be discussed or acted upon at the meeting. The Agenda of each Regular and Special Meeting of the Board, along with any meeting materials available in an electronic format, shall be posted on the Authority's official website, in accordance with applicable law.

Any Commissioner may request an item to be placed on a future Agenda upon the affirmative vote of at least three (3) Commissioners. Except for the authority of the Chairman as provided in this Article VI, without such affirmative vote and approval, such item and any related materials may not appear in the Agenda or Board package for an upcoming meeting; provided, however, every Commissioner shall retain the right to discuss such item during the "Correspondence/Commissioner Comments" portion of a meeting.

The Board package for each Regular Meeting of the Board shall include the Notice, Agenda, Minutes and Final Agenda(s) of recent previous meetings, such items as are required to be acted upon by the Board, a report on all official action taken by or on behalf of the Executive Director, and such other information, materials and reports as are to be brought to the attention of the Board, including a monthly financial report and the Executive Director's comments thereon.

The official record of all meetings of the Board of Commissioners shall be the formal minutes prepared and kept by the Secretary to the Board when reviewed and approved by the Commissioners at a regularly scheduled meeting (the "Minutes"). An electronic recording of each meeting shall be made to assist the Secretary in preparing the official Minutes. The Minutes of each Regular and Special Meeting shall reflect the names of all Commissioners and staff present, the names of all public speakers, description of all requests, motions and proposals, the action taken on each item, the vote of each Commissioner, all procedural matters discussed and a summary of the information presented. The Minutes shall include a minimum of narrative material but shall include such detail as may be necessary for the Final Agenda and the Minutes to act as a guide or index of the matters discussed and each decision made by the Board.

Section 4. **FLORIDA SUNSHINE LAW.** Each Regular or Special Meeting of the Board or any committee shall be open to the public and shall be conducted in accordance with Florida Statutes Section 286.011, commonly referred to as the Sunshine Law.

Section 5. **STAFF.** The Executive Director, the Authority Counsel, or their designees, and such members of staff as are necessary for the orderly conduct of business shall attend all meetings of the Board.

Section 6. **QUORUM.** At all meetings of the Board three (3) Commissioners present in person shall constitute a quorum for the purpose of transacting business. Each Commissioner is expected to be present in person at meetings of the Board; provided, however, if it is necessary for a Commissioner to be physically absent, then the Commissioner may participate and vote in such meeting using communications media technology, such as telephonic or video conferencing, if (i) a quorum of the Commissioners is present in person at such meeting and (ii) a majority of the Commissioners present in person determine that extraordinary circumstances exist and approve the Commissioner to participate and vote in such meeting using communications media technology. .

Section 7. **ORDER OF BUSINESS.** The order of business at Regular Meetings shall be determined by the Chairman. The order of business may be altered or modified at any Board meeting by the affirmative vote of at least three (3) Commissioners; provided, however, any Commissioner may remove an item from the Consent Agenda which will then be heard under the Action Items portion of the meeting. Except as otherwise provided by the Commissioners, all resolutions shall be in writing and shall be copied in or attached to the Minutes of the meeting.

Section 8. **VOTING.** A vote of the Board may be taken by voice vote or roll call vote at the option of the Chairman. The "yes" and "no" of each Commissioner shall be entered in the Minutes of the meeting. A decision on each action item presented to the Board shall be made by the affirmative vote of at least three (3) Commissioners in attendance, subject to the requirements contained in Article VII "Special Provisions".

Section 9. **COMMITTEES OF THE BOARD.** The Board may create committees of the Board consisting of Commissioners and assign duties and responsibilities to each committee as the Board deems necessary or advisable. The Chairman shall appoint members of all committees of the Board who shall serve at the pleasure of the Chairman. The Executive Director, or his/her designee, neither of whom shall be members of the committee, shall act as Secretary to each committee of the Board, and shall keep proper Minutes of all committee meetings and recommendations.

All Commissioners are encouraged to attend the meeting of any committee of the Board. However, to be considered a member pro tem of that committee and to vote, such non-member Commissioner shall, prior to the commencement of the committee meeting, notify the committee chairperson that he/she is attending as a voting pro tem committee member. Failure to so advise the committee chairperson prior to or at the commencement of the committee meeting shall cause the Commissioner to be a member of the public only and not eligible to participate in committee business.

There shall be two (2) permanent committees of the Board, the Audit Committee and the Consultant Selection Committee. The Audit Committee shall have a minimum of three (3) members, meet annually with the Auditors, serve as an auditor selection committee as required by applicable law and have such other responsibilities as are specified by the Board. The Consultant Selection Committee shall have a minimum of three (3) members and have the responsibility of interviewing, evaluating and recommending to the Board, in order of preference, firms desiring to provide services to the Authority pursuant to a competitive selection process. The Executive Director shall negotiate and finalize the terms and conditions of each service agreement for subsequent approval by the Board. All agreements shall be prepared or approved by the Authority Counsel.

A quorum of (i) the Audit Committee shall be three (3) members present in person and (ii) the Consultant Selection Committee shall be two (2) members present in person. A non-member Commissioner considered a member pro tem of a committee of the Board shall be counted toward a quorum. Each member is expected to be present in person at meetings of committees of the Board; provided, however, if it is necessary for a member of a committee of the Board to be physically absent, then the member may participate and vote in such meeting using communications media technology, such as telephonic or video conferencing, if (i) a quorum of the members is present in person at such meeting and (ii) a majority of the members present in person determine that extraordinary circumstances exist and approve the member to participate and vote in such meeting using communications media technology.

Section 10. **PUBLIC COMMITTEES.** The Board may create such committees consisting of Commissioners and/or members of the public at large and assign the duties and responsibilities of each public committee as the Board deems necessary or advisable. The Board shall appoint members of public committees who shall serve at the pleasure of the Board. The Executive Director, or his/her designee, neither of whom shall be members of the public committee, shall act as Secretary for each public committee, and proper Minutes of all public committee meetings and recommendations shall be kept.

There shall be one (1) permanent public committee, the Noise Compatibility Committee, which shall function pursuant to its own bylaws as adopted from time to time by the Board. Public committees shall be advisory only and shall report at least annually to the Board of Commissioners on their work on behalf of the Authority.

A quorum of any public committee shall be twenty five percent (25%) of the total number of members appointed by the Board to that committee present in person at the meeting; provided, however, if it is necessary for a member to be physically absent, then the member may participate and vote in such meeting using communications media technology, such as telephonic or video conferencing, if (i) a quorum of the public committee members is present in person at such meeting and (ii) a majority of the members present in person determine that extraordinary circumstances exist and approve the member to participate and vote in such meeting using communications media technology.

ARTICLE VII
SPECIAL PROVISIONS

Section 1. **MAXIMUM GROSS TAKE-OFF WEIGHT.** The Authority has determined, with Federal Aviation Administration ("FAA") approval, that the maximum gross take-off weight at the Naples Municipal Airport should be seventy-five thousand pounds (75,000 lbs.), dual wheel. It is the intent of the Authority to maintain 75,000 lbs. as the stated weight bearing capacity, for both R/W 5-23 and R/W 14-32, in order to comply with the twenty (20) year economic life design objective for runway pavement.

Any adjustment to the stated weight bearing capacity of the runways should be made only after an analysis of the financial, environmental, aviation and structural impact such an adjustment might have. The analysis shall include an advertised public hearing to receive public comment and perspective. Thereafter the contemplated adjustment shall be discussed with Naples City Council at a public joint workshop.

Any change in the stated weight bearing capacity of the Airport runways shall only be enacted after the affirmative vote of four (4) Commissioners.

ARTICLE VIII
INDEMNIFICATION

Section 1. **GENERAL SCOPE OF INDEMNIFICATION.** The Authority shall, to the fullest extent permitted by Florida law, provide for holding harmless from and indemnifying any person made, or threatened to be made, a party to any action or proceeding, whether civil or criminal in nature, by reason of the fact that such person is or was a Commissioner, officer, agent or an employee of the Authority, against judgments, costs, penalties, fines and amounts paid in settlement and reasonable expenses, including reasonable attorneys' fees, actually and necessarily incurred as a result of such action or proceeding (including any appeal therein), provided such Commissioner, officer, agent or employee of the Authority acted in good faith for a purpose which such person reasonably believed to be in the best interest of the Authority and, in criminal actions or proceedings, had no reasonable cause to believe that any action taken by or conduct of such person was unlawful.

Section 2. **PRESUMPTION.** Determination of any such civil or criminal action or proceeding by judgment, settlement, conviction or upon a pleading of nolo contendere, or its equivalent, shall not in itself create a presumption that any Commissioner, officer, agent or employee of the Authority did not act in good faith for a purpose which such person reasonably believed to be in the best interests of the Authority or that such person had reasonable cause to believe that such action or conduct was lawful.

ARTICLE IX
AMENDMENT

Section 1. **AMENDMENTS TO BYLAWS.** The Bylaws of the Authority may be amended only at a properly noticed Regular or Special Meeting, but no such amendment shall be adopted unless at least five (5) days' written notice thereof has been given to all Commissioners. Amendments to these Bylaws shall be adopted in accordance with Article VI, Section 8 and Article VII, Section 1.

ARTICLE X
CONFLICTS

Section 1. **CITY OF NAPLES AIRPORT AUTHORITY ACT.** In the event of a conflict between these Bylaws and the "City of Naples Airport Authority Act, Laws of Fla. ch. 69-1326, as amended ("the Enabling Act"), the provisions of the Enabling Act shall control.

Section 2. **RULES AND REGULATIONS.** In the event of a conflict between these Bylaws and the Naples Municipal Airport Rules and Regulations, the provisions of these Bylaws shall control.

THESE BYLAWS were duly adopted this 15th day of February, 2024.

ATTEST:

Christopher A. Rozansky
Executive Director

CITY OF NAPLES AIRPORT AUTHORITY,
a political subdivision of the State of Florida

By: Richard Ruppert
Richard Ruppert
Chair

Approved as to form and legal sufficiency by:

William L. Owens, Esq.
Counsel to the Authority

BYLAWS FOR THE GOVERNANCE AND OPERATION OF CITY OF NAPLES AIRPORT AUTHORITY

ARTICLE I
TITLE, PURPOSE AND GOVERNANCE

Section 1. **TITLE.** This body politic and corporate shall be known as City of Naples Airport Authority, a political subdivision of the State of Florida ("the Authority").

Section 2. **PURPOSE.** The purpose of the Authority is to operate, improve, equip, develop and maintain the airport facilities at the Naples Municipal Airport located in Collier County, Florida and any other airport in Collier County which the Authority may contract to operate. The Authority is constituted a public instrumentality with full governmental police power; and, the exercise by the Authority of the powers conferred by the City of Naples Airport Authority Act, Laws of Florida, Chapter 69.1326, shall be in the performance of an essential governmental function.

Section 3. **GOVERNANCE.** The Authority shall be governed by a Board of Commissioners ("the Board") composed of five (5) Commissioners ("the Commissioners") appointed from time to time by the Naples City Council for terms of four (4) years.

ARTICLE II
SEAL

Section 1. **FORM.** The official seal of the Authority shall be in the form of a circle and shall read "City of Naples Airport Authority, a political subdivision of the State of Florida" ("the Seal").

Section 2. **USE.** The Seal shall be used for attesting the signature of the Chairman, Vice Chairman or the Executive Director on any official document where such attestation is required or deemed appropriate.

ARTICLE III
OFFICE

Section 1. **LOCATION.** The principal office of the Authority and the Board shall be located at City of Naples Airport Authority, 160 Aviation Drive North, Naples, Florida 34104.

ARTICLE IV
COMMISSIONERS, EXECUTIVE DIRECTOR AND COUNSEL

Section 1. **COMMISSIONERS.** The Commissioners of the Authority shall perform such duties and functions as may from time to time be required by the Board, by these Bylaws or by the City of Naples Airport Authority Act. Each Commissioner may submit to the Board for its consideration such recommendations and information as he/she may consider proper concerning the business, affairs and policies of the Authority.

The officers of the Board shall be a Chairman, Vice Chairman and such other officers as the Board may determine. The Chairman and Vice Chairman shall be elected by the Board at the Regular Meeting in January for a term of one (1) year. The Chairman is not eligible to serve more than two (2) consecutive terms in that office.

The Chairman shall be a Commissioner and shall preside at all meetings of the Board and represent the Authority at any official functions at which the Authority's official presence is appropriate ("the Chairman"). The Chairman shall execute all resolutions, agreements, contracts, bonds, notes and any other instruments of the Authority on behalf of the Authority when so authorized by the Board and shall perform such other duties as may be prescribed for the Chairman by law or by the Board.

The Vice Chairman shall be a Commissioner and shall assume the powers and duties of the Chairman in the event of the temporary absence or disability of the Chairman ("the Vice Chairman"). In the event of the resignation or death of the Chairman, the Vice Chairman shall become Acting Chairman and perform the duties of the Chairman until such time as the Board shall elect a new Chairman.

Section 2. **EXECUTIVE DIRECTOR.** The Board shall contract with an individual to serve as Executive Director. The Executive Director shall serve as Secretary to the Board and Chief Operating and Chief Financial Officer of the Authority. The Executive Director shall report directly to the Board. The powers and duties of the Executive Director shall be delegated to him by the Board annually by resolution for that purpose.

As Secretary to the Board, the Executive Director shall maintain all records of the Authority, record all votes and keep the Minutes of the Board and all committees of the Board in a Minute Book for that purpose, provide notice of all meetings, keep in safe custody the Seal and have the power to affix such Seal to all documents as may be required or deemed appropriate.

As Chief Financial Officer, the Executive Director shall have the care and custody of all funds of the Authority, shall maintain all funds in accordance with Florida Statutes Section 218.415 and shall deposit the same forthwith in the name of the Authority in such bank or banks in the State of Florida as the Board may designate. All funds received from sources other than bond obligations, grant payments and passenger facility charges shall be credited to the general operating account of the Authority. Funds held or received in connection with any bond obligation shall be invested in accordance with the terms of the bond covenants. State and federal grants shall be invested in accordance with the covenants contained in the individual grant agreements. Passenger facility charges shall be administered in accordance with applicable federal regulations.

The Executive Director, the Deputy Executive Director and the Director of Finance shall each be required to obtain a fidelity bond or equivalent crime insurance in the amount of not less than Two Hundred Fifty Thousand and No/100 Dollars ($250,000.00). Other employees shall be bonded as required by the Executive Director.

Section 3. **AUTHORITY COUNSEL.** The Board shall contract with an individual or firm of attorneys licensed to practice law in the State of Florida to serve as Authority Counsel. The Authority Counsel shall report directly to the Board, shall represent and protect the interests of the Authority and the Board and shall work with the Executive Director to achieve those purposes. The Authority Counsel and the Board shall enter into an agreement setting forth the specific duties, responsibilities, and fees of Authority Counsel.

The Authority Counsel's performance under the agreement shall be reviewed annually by the Board during the Regular Meeting in August.

In addition, the Board may retain other attorneys or law firms for specific projects or matters. Such special counsel shall coordinate their professional efforts with the Authority Counsel and keep Authority Counsel advised on their activities so that special counsel does not inadvertently take positions inconsistent with the Board's general directions to Authority Counsel. Authority Counsel may be asked to review and approve the billing invoices of special counsel and make appropriate recommendations to the Board and the Executive Director.

ARTICLE V
FINANCIAL MATTERS

Section 1. **FISCAL YEAR.** The fiscal year of the Authority shall begin on the 1st day of October of each year and shall end on the 30th day of September of the following calendar year ("the Fiscal Year").

Section 2. **BUDGET.** The Executive Director shall prepare and present to the Board an Operating Budget and a Capital Expenditures Budget for each fiscal year.

The Operating Budget shall present the Authority's plan for operations and shall include in appropriate detail projected revenues and expenses which may reasonably be expected to be received and expended during the Fiscal Year. Its purpose shall be to insure that adequate revenues are available and that expenses are controlled so that the service objectives of the Authority may be met and its debt obligations and capital outlays be provided for.

The Capital Expenditures Budget shall present the Authority's plan for additions, improvements and replacements to the Naples Municipal Airport's facilities and specify sources of funding.

Both the Operating Budget and the Capital Expenditures Budget shall be submitted to the Board at its Regular Meeting in June of each year, and the Board shall adopt such budgets, as revised by the Board if necessary, at its Regular Meeting in September of each year. Thereafter, the Executive Director shall periodically advise the Board of any material changes in the plan for operations or in the programs for capital expenditures. The Board may revise either the Operating Budget or the Capital Expenditures Budget or both at any time during the Fiscal Year and, if necessary, extend the period of either budget beyond the current Fiscal Year.

Section 3. **AUDIT.** There shall be an annual audit of the accounts and records of the Authority by a firm of certified public accountants, who shall act as the Authority's auditors ("the Auditors"). During each year of engagement, the Board shall consider and decide whether to

renew the engagement with the current Auditors or to commence a competitive selection process for the retention of Auditors for the succeeding year in accordance with applicable law. Whenever the Board elects to utilize the competitive selection process, the current Auditors shall be eligible to compete in the process. The Auditors shall report to and be reviewed annually by the Board to assess their performance and accomplishments.

ARTICLE VI
MEETINGS

Section 1. **REGULAR MEETINGS.** Regular meetings of the Board ("Regular Meetings") shall be held on the third Thursday of each calendar month, with the exception of the month of July, when no Regular Meeting shall be held. All Regular Meetings may be conducted at the Naples City Hall in the City Council Chambers, 735 Eighth Street South, Naples, Florida, commencing at 8:30 a.m. if convenient.

Regular Meetings may not be cancelled or rescheduled except by the Chairman or, in his/her absence, by the Vice Chairman, and only for cause. Cause for cancellation and rescheduling of a Regular Meeting shall only mean lack of a quorum of the Board, absence of business to conduct or an emergency which would preclude the orderly conduct of business.

No later than the Regular Meeting in December, the Strategic Plan shall be presented to the Board for review and consideration of any recommendations and/or changes thereto. No later than the Regular Meeting in April, the Airport Master Plan shall be presented to the Board for review and consideration of any recommendations and/or changes thereto.

Section 2. **SPECIAL MEETINGS.** Special or workshop meetings of the Board (collectively "Special Meetings") may be called by the Chairman or, in his/her absence, the Vice Chairman, or by the consent of three (3) Commissioners. The Executive Director shall take the direction of the Commissioners calling for the Special Meeting in the preparation of the Agenda.

Section 3. **NOTICE, AGENDA AND MINUTES.** Notice of each Regular and Special Meeting of the Board shall be provided in accordance with applicable law.

The Agenda for all meetings of the Board shall be prepared by the Executive Director with the prior approval of the Chairman, or one of the Commissioners who requested the meeting in the case of a Special Meeting, and shall be accompanied by a Board package of items to be discussed or acted upon at the meeting. The Agenda of each Regular and Special Meeting of the Board, along with any meeting materials available in an electronic format, shall be posted on the Authority's official website, in accordance with applicable law.

Any Commissioner may request an item to be placed on a future Agenda upon the affirmative vote of at least three (3) Commissioners. Except for the authority of the Chairman as provided in this Article VI, without such affirmative vote and approval, such item and any related materials may not appear in the Agenda or Board package for an upcoming meeting; provided, however, every Commissioner shall retain the right to discuss such item during the "Correspondence/Commissioner Comments" portion of a meeting.

The Board package for each Regular Meeting of the Board shall include the Notice, Agenda, Minutes and Final Agenda(s) of recent previous meetings, such items as are required to be acted upon by the Board, a report on all official action taken by or on behalf of the Executive Director, and such other information, materials and reports as are to be brought to the attention of the Board, including a monthly financial report and the Executive Director's comments thereon.

The official record of all meetings of the Board of Commissioners shall be the formal minutes prepared and kept by the Secretary to the Board when reviewed and approved by the Commissioners at a regularly scheduled meeting (the "Minutes"). An electronic recording of each meeting shall be made to assist the Secretary in preparing the official Minutes. The Minutes of each Regular and Special Meeting shall reflect the names of all Commissioners and staff present, the names of all public speakers, description of all requests, motions and proposals, the action taken on each item, the vote of each Commissioner, all procedural matters discussed and a summary of the information presented. The Minutes shall include a minimum of narrative material but shall include such detail as may be necessary for the Final Agenda and the Minutes to act as a guide or index of the matters discussed and each decision made by the Board.

Section 4. **FLORIDA SUNSHINE LAW.** Each Regular or Special Meeting of the Board or any committee shall be open to the public and shall be conducted in accordance with Florida Statutes Section 286.011, commonly referred to as the Sunshine Law.

Section 5. **STAFF.** The Executive Director, the Authority Counsel, or their designees, and such members of staff as are necessary for the orderly conduct of business shall attend all meetings of the Board.

Section 6. **QUORUM.** At all meetings of the Board three (3) Commissioners present in person shall constitute a quorum for the purpose of transacting business. Each Commissioner is expected to be present in person at meetings of the Board; provided, however, if it is necessary for a Commissioner to be physically absent, then the Commissioner may participate and vote in such meeting using communications media technology, such as telephonic or video conferencing, if (i) a quorum of the Commissioners is present in person at such meeting and (ii) a majority of the Commissioners present in person determine that extraordinary circumstances exist and approve the Commissioner to participate and vote in such meeting using communications media technology. .

Section 7. **ORDER OF BUSINESS.** The order of business at Regular Meetings shall be determined by the Chairman. The order of business may be altered or modified at any Board meeting by the affirmative vote of at least three (3) Commissioners; provided, however, any Commissioner may remove an item from the Consent Agenda which will then be heard under the Action Items portion of the meeting. Except as otherwise provided by the Commissioners, all resolutions shall be in writing and shall be copied in or attached to the Minutes of the meeting.

Section 8. **VOTING.** A vote of the Board may be taken by voice vote or roll call vote at the option of the Chairman. The "yes" and "no" of each Commissioner shall be entered in the Minutes of the meeting. A decision on each action item presented to the Board shall be made by the affirmative vote of at least three (3) Commissioners in attendance, subject to the requirements contained in Article VII "Special Provisions".

Section 9. **COMMITTEES OF THE BOARD.** The Board may create committees of the Board consisting of Commissioners and assign duties and responsibilities to each committee as the Board deems necessary or advisable. The Chairman shall appoint members of all committees of the Board who shall serve at the pleasure of the Chairman. The Executive Director, or his/her designee, neither of whom shall be members of the committee, shall act as Secretary to each committee of the Board, and shall keep proper Minutes of all committee meetings and recommendations.

All Commissioners are encouraged to attend the meeting of any committee of the Board. However, to be considered a member pro tem of that committee and to vote, such non-member Commissioner shall, prior to the commencement of the committee meeting, notify the committee chairperson that he/she is attending as a voting pro tem committee member. Failure to so advise the committee chairperson prior to or at the commencement of the committee meeting shall cause the Commissioner to be a member of the public only and not eligible to participate in committee business.

There shall be two (2) permanent committees of the Board, the Audit Committee and the Consultant Selection Committee. The Audit Committee shall have a minimum of three (3) members, meet annually with the Auditors, serve as an auditor selection committee as required by applicable law and have such other responsibilities as are specified by the Board. The Consultant Selection Committee shall have a minimum of threetwo (32) members and have the responsibility of interviewing, evaluating and recommending to the Board, in order of preference, firms desiring to provide services to the Authority pursuant to a competitive selection process. The Executive Director shall negotiate and finalize the terms and conditions of each service agreement for subsequent approval by the Board. All agreements shall be prepared or approved by the Authority Counsel.

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Section 10. **PUBLIC COMMITTEES.** The Board may create such committees consisting of Commissioners and/or members of the public at large and assign the duties and responsibilities of each public committee as the Board deems necessary or advisable. The Board shall appoint members of public committees who shall serve at the pleasure of the Board. The Executive Director, or his/her designee, neither of whom shall be members of the public committee, shall act as Secretary for each public committee, and proper Minutes of all public committee meetings and recommendations shall be kept.

There shall be one (1) permanent public committee, the Noise Compatibility Committee, which shall function pursuant to its own bylaws as adopted from time to time by the Board. Public committees shall be advisory only and shall report at least annually to the Board of Commissioners on their work on behalf of the Authority.

A quorum of any public committee shall be twenty five percent (25%) of the total number of members appointed by the Board to that committee present in person at the meeting**;** provided, however, if it is necessary for a member to be physically absent, then the member may participate and vote in such meeting using communications media technology, such as telephonic or video conferencing, if (i) a quorum of the public committee members is present in person at such meeting and (ii) a majority of the members present in person determine that extraordinary circumstances exist and approve the member to participate and vote in such meeting using communications media technology.

ARTICLE VII
SPECIAL PROVISIONS

Section 1. **MAXIMUM GROSS TAKE-OFF WEIGHT.** The Authority has determined, with Federal Aviation Administration ("FAA") approval, that the maximum gross take-off weight at the Naples Municipal Airport should be seventy-five thousand pounds (75,000 lbs.), dual wheel. It is the intent of the Authority to maintain 75,000 lbs. as the stated weight bearing capacity, for both R/W 5-23 and R/W 14-32, in order to comply with the twenty (20) year economic life design objective for runway pavement.

Any adjustment to the stated weight bearing capacity of the runways should be made only after an analysis of the financial, environmental, aviation and structural impact such an adjustment might have. The analysis shall include an advertised public hearing to receive public comment and perspective. Thereafter the contemplated adjustment shall be discussed with Naples City Council at a public joint workshop.

Any change in the stated weight bearing capacity of the Airport runways shall only be enacted after the affirmative vote of four (4) Commissioners.

ARTICLE VIII
INDEMNIFICATION

Section 1. **GENERAL SCOPE OF INDEMNIFICATION.** The Authority shall, to the fullest extent permitted by Florida law, provide for holding harmless from and indemnifying any person made, or threatened to be made, a party to any action or proceeding, whether civil or criminal in nature, by reason of the fact that such person is or was a Commissioner, officer, agent or an employee of the Authority, against judgments, costs, penalties, fines and amounts paid in settlement and reasonable expenses, including reasonable attorneys' fees, actually and necessarily incurred as a result of such action or proceeding (including any appeal therein), provided such Commissioner, officer, agent or employee of the Authority acted in good faith for a purpose which such person reasonably believed to be in the best interest of the Authority and,

in criminal actions or proceedings, had no reasonable cause to believe that any action taken by or conduct of such person was unlawful.

Section 2. **PRESUMPTION.** Determination of any such civil or criminal action or proceeding by judgment, settlement, conviction or upon a pleading of nolo contendere, or its equivalent, shall not in itself create a presumption that any Commissioner, officer, agent or employee of the Authority did not act in good faith for a purpose which such person reasonably believed to be in the best interests of the Authority or that such person had reasonable cause to believe that such action or conduct was lawful.

ARTICLE IX
AMENDMENT

Section 1. **AMENDMENTS TO BYLAWS.** The Bylaws of the Authority may be amended only at a properly noticed Regular or Special Meeting, but no such amendment shall be adopted unless at least five (5) days' written notice thereof has been given to all Commissioners. Amendments to these Bylaws shall be adopted in accordance with Article VI, Section 8 and Article VII, Section 1.

ARTICLE X
CONFLICTS

Section 1. **CITY OF NAPLES AIRPORT AUTHORITY ACT.** In the event of a conflict between these Bylaws and the "City of Naples Airport Authority Act, Laws of Fla. ch. 69-1326, as amended ("the Enabling Act"), the provisions of the Enabling Act shall control.

Section 2. **RULES AND REGULATIONS.** In the event of a conflict between these Bylaws and the Naples Municipal Airport Rules and Regulations, the provisions of these Bylaws shall control.

THESE BYLAWS were duly adopted this 15~~7~~th day of February, 2024~~2~~.

ATTEST:

CITY OF NAPLES AIRPORT AUTHORITY,
a political subdivision of the State of Florida

_____
Christopher A. Rozansky
Executive Director

By: _____
Richard Ruppert~~Kerry C. Dustin~~
Chair

Approved as to form and legal sufficiency by:

_____
William L. Owens, Esq.
Counsel to the Authority

To: Honorable Chair and Commissioners

From: Christopher A. Rozansky, Executive Director

Meeting Date: February 15, 2024

Re: **NEW BUSINESS**

1. Governance Workshop

SUMMARY: Board discussion and direction regarding a governance workshop.

BACKGROUND: Staff was asked to research ideas for a governance workshop at the January regular meeting. Mina Merkel is an on-call executive coaching consultant for the NAA. A brief summary of her background and concepts to be included are described below.

Ms. Merkel has served on boards and acted as a subject matter expert on governance for the past 25 years for corporations, non-profits, international schools and universities and think tanks. She is able to differentiate the nuances of corporate boards versus others where the return on investment is achievement of the organizations mission. According to Ms. Merkel, great boards have something in common, they create space for reflection, planning and generative discussion to ensure the sustainability of the organization they support.

A governance workshop would be tailored to the needs of the NAA as a dependent special district of the State of Florida and may include its enabling legislation, bylaws, primary areas of oversight, vision, mission and goals. Specific attention can be given to roles and responsibilities, code of conduct, committee structure and what it means to serve as a fiduciary. A workshop could also introduce paradigm shifts in governance and best practices worldwide. This session will engage the Board of Commissioners and selected staff through a combination of experiential exercises, theory and dialogue.

In advance of the workshop, one-on-one interviews could be conducted with each Commissioner. The workshop would be scheduled separate from a regular meeting in the near future. These tactics were employed during last year's strategic planning process.

COMMUNICATIONS PLAN: Not applicable at this time.

FINANCIAL IMPACT: Funds are available in the FY 24 budget.

To: Honorable Chair and Commissioners

From: Christopher A. Rozansky, Executive Director

Meeting Date: February 15, 2024

Re: **NEW BUSINESS**

2. City of Naples Safety and Security Protocols to Enter Council Chambers

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SUMMARY: Board discussion concerning the City's new safety and security protocols to enter Council Chambers.

BACKGROUND: Effective January 11, 2024, new security protocols were put in place in order to enter City Council Chambers for City Council and the Community Redevelopment Agency Board meetings. All attendees are required to be screened by metal detector and submit all carried items for a visual search. The City has asked attendees to arrive early enough for meetings if they wish to be in Chambers before the start of the meeting. Their security protocols and a list of prohibited items allowed in Council Chambers can be found at the following link on the City's website:

https://www.naplesgov.com/citycouncil/page/important-city-council-security-protocols

Staff confirmed with City staff that these protocols are only in place for City Council and the Community Redevelopment Agency Board meetings and that at some time in the future, the protocols may be required for all meetings held in City Chambers.

COMMUNICATIONS PLAN: Any changes to their protocols will be communicated to the Board of Commissioners, Authority counsel, staff, interested parties and posted on our website and on social media outlets.

FINANCIAL IMPACT: Not applicable to this item.

To: Honorable Chair and Commissioners

From: Christopher A. Rozansky, Executive Director

By: Kerry Keith, Senior Director of Airport Development

Meeting Date: February 15, 2024

Re: **OLD BUSINESS**

1. Master Drainage Plan Update

SUMMARY: Mr. Scott Brady of EG Solutions will provide a brief status update on the Master Drainage Plan.

BACKGROUND: At the May 18, 2023, Regular Meeting, the Board authorized the Executive Director to execute a Master Drainage Consulting Services Agreement with EG Solutions, Inc. for Phase I of the Master Drainage Plan based on the proposed rule updated resulting from the 2020 Florida Clean Waterways Act.

At the October 19, 2023 Regular Meeting, the Board authorized the Executive Director to execute an agreement with EG Solutions for Phase II of the Master Drainage Plan.

Phase I activities are substantially complete, with the exception of wetland limit confirmations. Phase II is underway.

COMMUNICATIONS PLAN: Not applicable to this item.

FINANCIAL IMPACT: Funding for this project is included in the FY24 Capital Budget.

Naples Airport Master Drainage Plan Update

Scott T. Brady, P.E.

February 15, 2024

Clean Water – Safe Airport

- No adverse flooding impacts
- No adverse water quality impacts or upcoming requirement for net improvement to water quality
- No adverse ecosystem impacts
- Minimize/eliminate hazards to aircraft
- Design based on Statewide Airport Stormwater Best Management Practices (BMP) Manual

Status of Phase 2 of MDP Update

Complete

- Phase 1 with the exception of wetland limit confirmations
- Water monitoring equipment evaluation

Underway

- Soil and sediment testing
- Future condition models

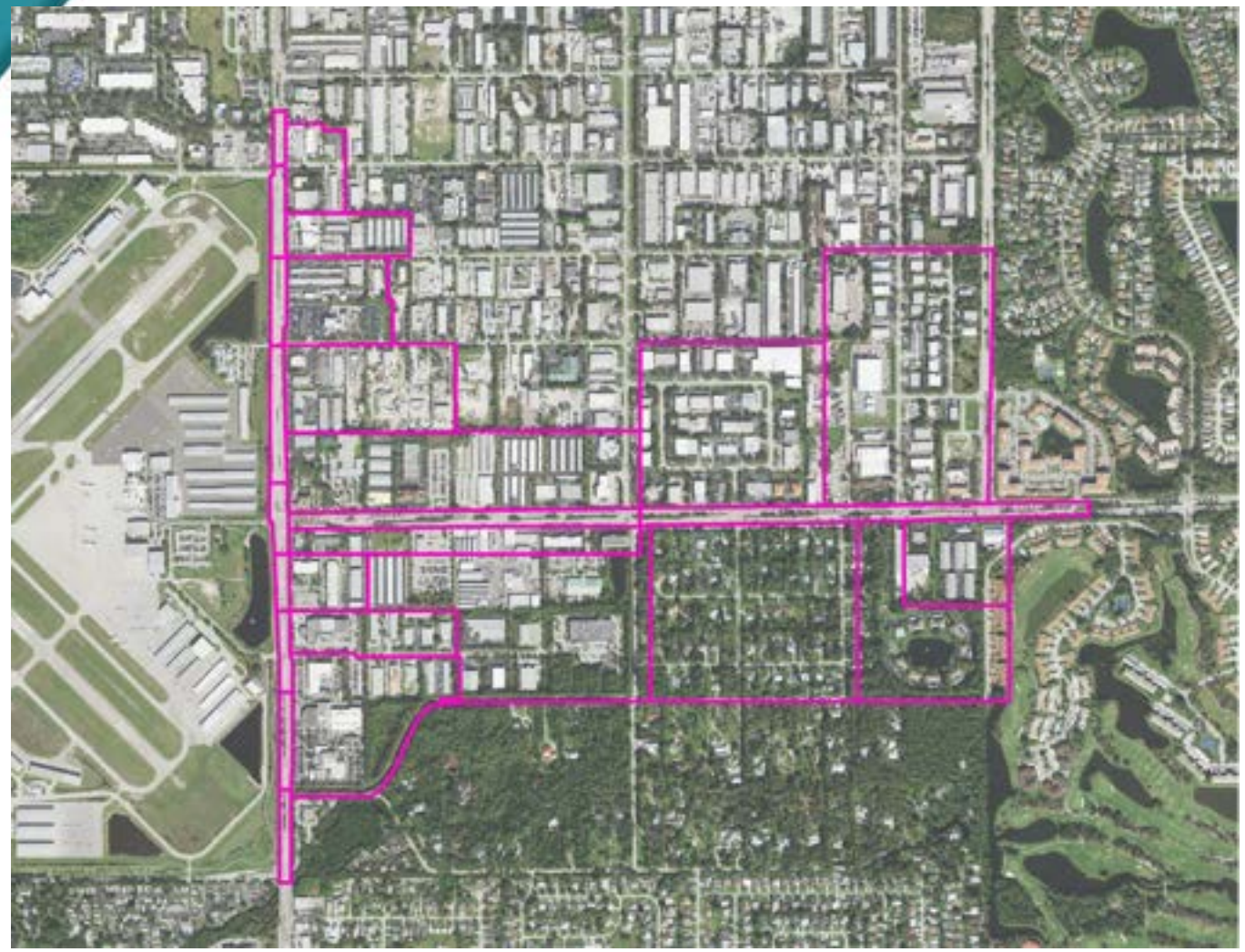
Starting Soon

- Regulatory briefings and meetings
- Alternative water management strategies

PHASE 1 – DISCOVERY establishes baseline conditions subject to SFWMD approval.

PHASE 2 – CONCEPTUAL DESIGN is the update that, once permitted, establishes the design conditions for the required water management improvements.

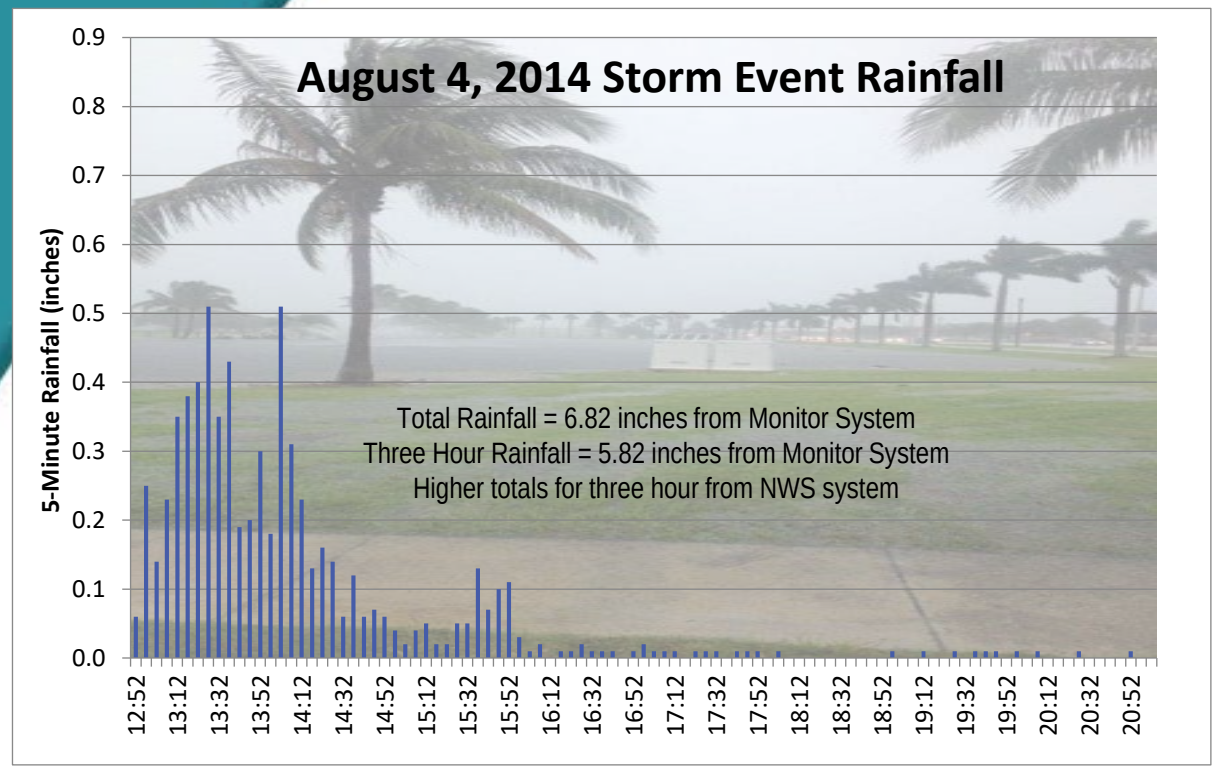
Offsite Areas Improved by Airport Systems

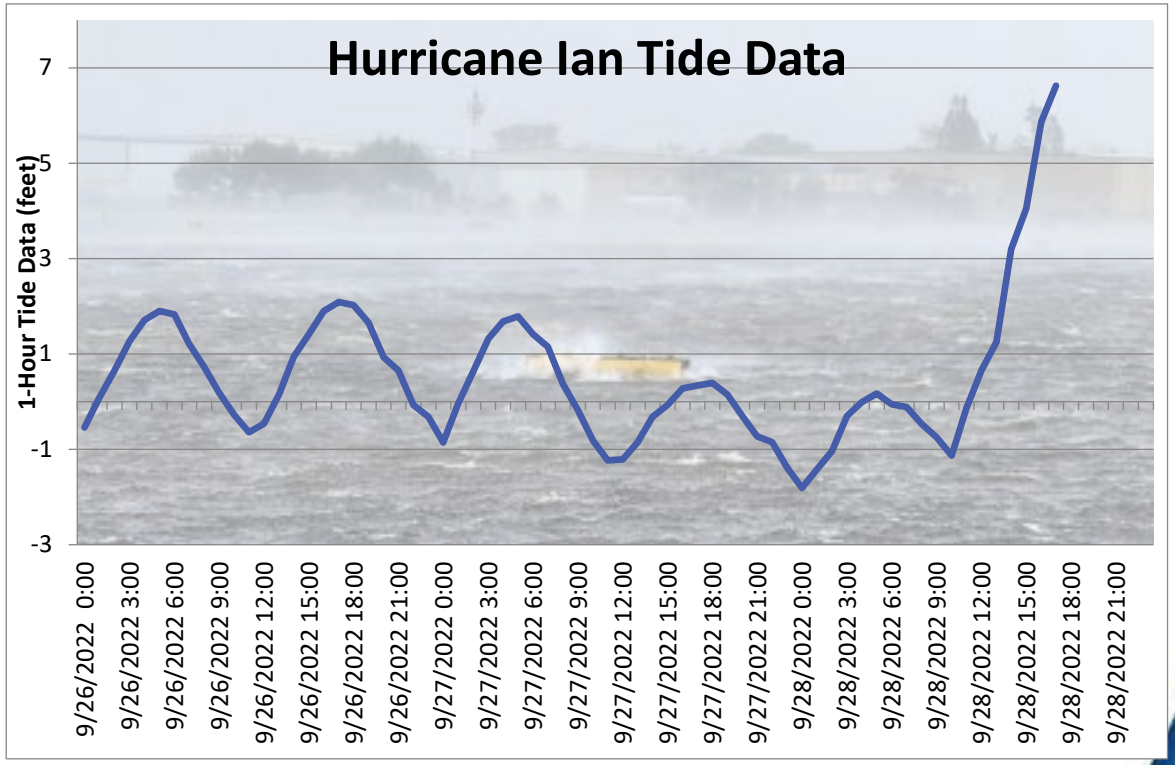


The airport has managed, and continues to help manage, water quality and quantity from offsite areas.

Runoff from over 457 acres is treated for water quality and/or conveyed by the airport system

Flood Protection
Onsite and Offsite





Floods can be rainfall driven like the August 4, 2014, Storm Event or storm surge driven like Hurricane Ian.

Water Quality Management

- Water quality in the built out future condition must be improved over current conditions or equal to water from a natural system.
- Naples Airport uses real data and established equations in both the current and future models. This differs from the current practice of most developments that use presumptive efficiencies. The airport provides better water quality management as a result.
- Presumptively, under current rule, Pond 212 removed 80% of the pollutants. The actual efficiency prior to its reconstruction is shown in the unbaffled values. The current measured efficiency after adding baffles/crenellations illustrates the improvements to water quality.

Unbaffled average annual removal efficiencies (AI/CFD):

- TSS – 72%
- TN – 22%
- TP – 50%

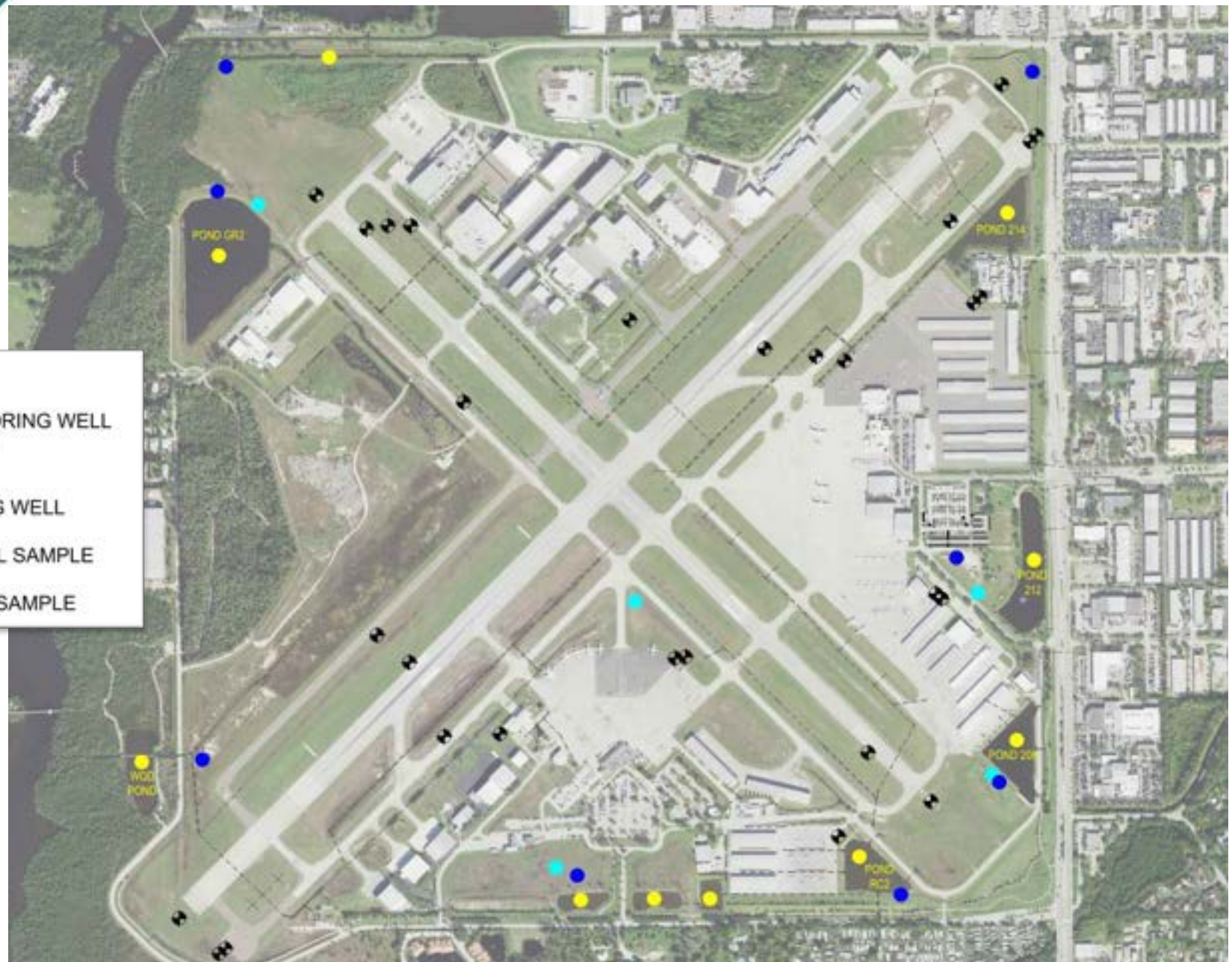
Measured removal after baffling/ crenellations:

- TSS – 88%
- TN – 44%
- TP – 78%

EG Solutions

Pond 212 – Demonstration Pond

Soil, Sediment, and Groundwater Testing



Testing Parameters

Soil

- Lead (Pb)
- Copper (Cu)
- Zinc (Zn)
- Cadmium (Cd)
- Chromium (Cr)
- Nickel (Ni)
- Polycyclic Aromatic Hydrocarbons (PAH)
- Chlorinated Pesticides

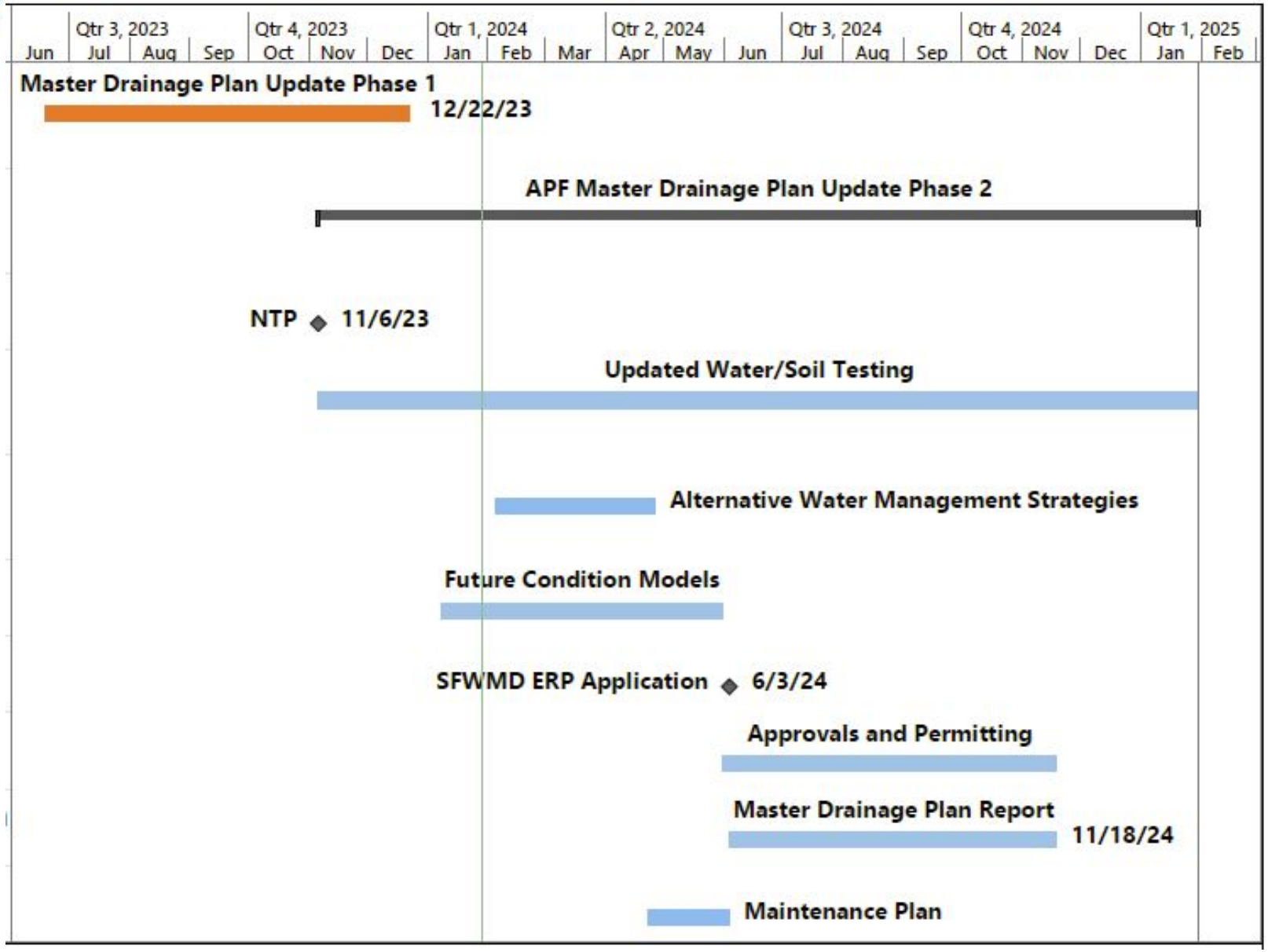
Groundwater

- Total Phosphorus (TP)
- Total Nitrogen (TN)
- Lead (Pb)
- Copper (Cu)
- Zinc (Zn)
- Cadmium (Cd)
- Chromium (Cr)
- Nickel (Ni)
- Hardness (mg/L of $CACO_3$)
- pH
- Conductivity

Pond Sediment

- Grain-size Distribution
- Total Phosphorus (TP)
- Total Nitrogen (TN)
- Lead (Pb)
- Copper (Cu)
- Zinc (Zn)
- Cadmium (Cd)
- Chromium (Cr)
- Nickel (Ni)
- Polycyclic Aromatic Hydrocarbons (PAH)
- Chlorinated Pesticides

Schedule


Qtr 3, 2023
Jun
Jul
Aug
Sep
Qtr 4, 2023
Oct
Nov
Dec
Qtr 1, 2024
Jan
Feb
Mar
Qtr 2, 2024
Apr
May
Jun
Qtr 3, 2024
Jul
Aug
Sep
Qtr 4, 2024
Oct
Nov
Dec
Qtr 1, 2025
Jan
Feb
Master Drainage Plan Update Phase 1
12/22/23
APF Master Drainage Plan Update Phase 2
NTP
11/6/23
Updated Water/Soil Testing
Alternative Water Management Strategies
Future Condition Models
SFWMD ERP Application
6/3/24
Approvals and Permitting
Master Drainage Plan Report
11/18/24
Maintenance Plan

Next Steps

- Complete soil and sediment testing
- Perform ground water quality sampling
- Continue future condition models
- Begin regulatory briefings and meetings
- Develop alternative water management strategies
- Continue future condition models
- Design surface water quality monitoring program
- Draft initial sections of the Master Drainage Plan narrative

To: Honorable Chair and Commissioners

From: Christopher A. Rozansky, Executive Director

By: Kerry Keith, Senior Director of Airport Development

Meeting Date: February 15, 2024

Re: **OLD BUSINESS**

2. North Road Terminal Apron Improvements Update

SUMMARY: Mr. Nathan Parish of Michael Baker International will give a brief overview of the North Road Terminal Apron Improvements project status.

BACKGROUND: At the August 17, 2023 Board Meeting, the Board approved the Consultant Selection Committee (CSC) ranking and authorization for the Executive Director to negotiate and execute a Professional Services Agreement with the number one ranked firm, Michael Baker International, for the North Road Terminal Apron Improvements project. Staff from Michael Baker are currently working on the preliminary discovery phase design for this project.

COMMUNICATIONS PLAN: Not applicable to this item.

FINANCIAL IMPACT: A Grant funding application for the detailed design of this project will be submitted during the current FAA grant funding cycle, expected to be in May 2024.

DISCOVERY AND CONCEPTUAL DESIGN

NORTH ROAD TERMINAL APRON IMPROVEMENTS

PRESENTATION TO:

NAPLES AIRPORT AUTHORITY BOARD

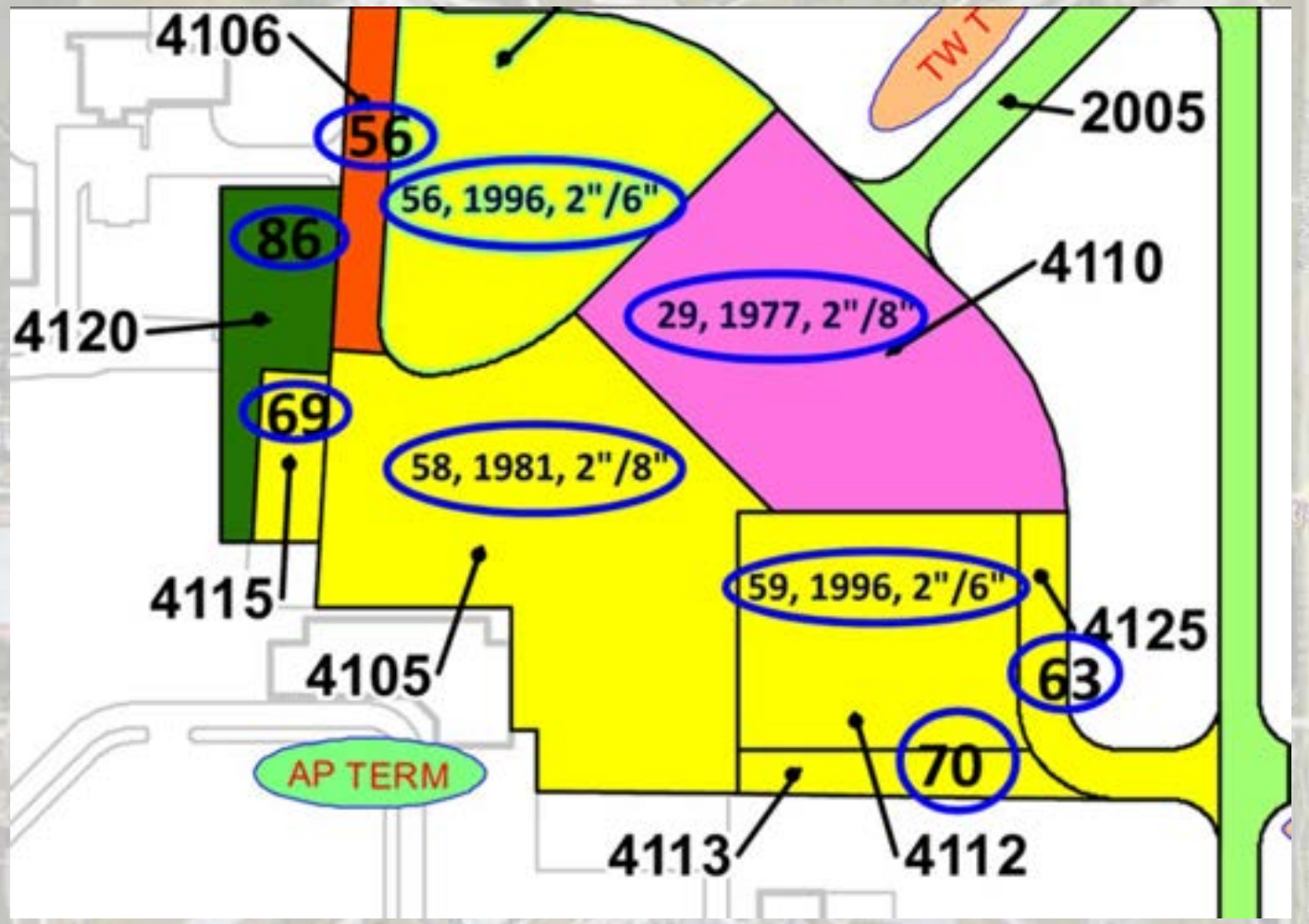
FEBRUARY 15, 2024

Michael Baker INTERNATIONAL

Naples AIRPORT

Program Scope:

- Pavement Reconstruction
- Grading and Drainage Improvements
- Pavement Geometry Modifications (Enhanced Safety/Maneuverability)
- Airfield Lighting and Signage
- High Mast Apron Lighting



2022 PAVEMENT CONDITION INDEX

- PCI 86-100 Good
- PCI 71-85 Satisfactory
- PCI 56-70 Fair
- PCI 41-55 Poor
- PCI 26-40 Very Poor
- PCI 11-25 Serious
- PCI 0-10 Failed

EXISTING APRON PAVEMENT

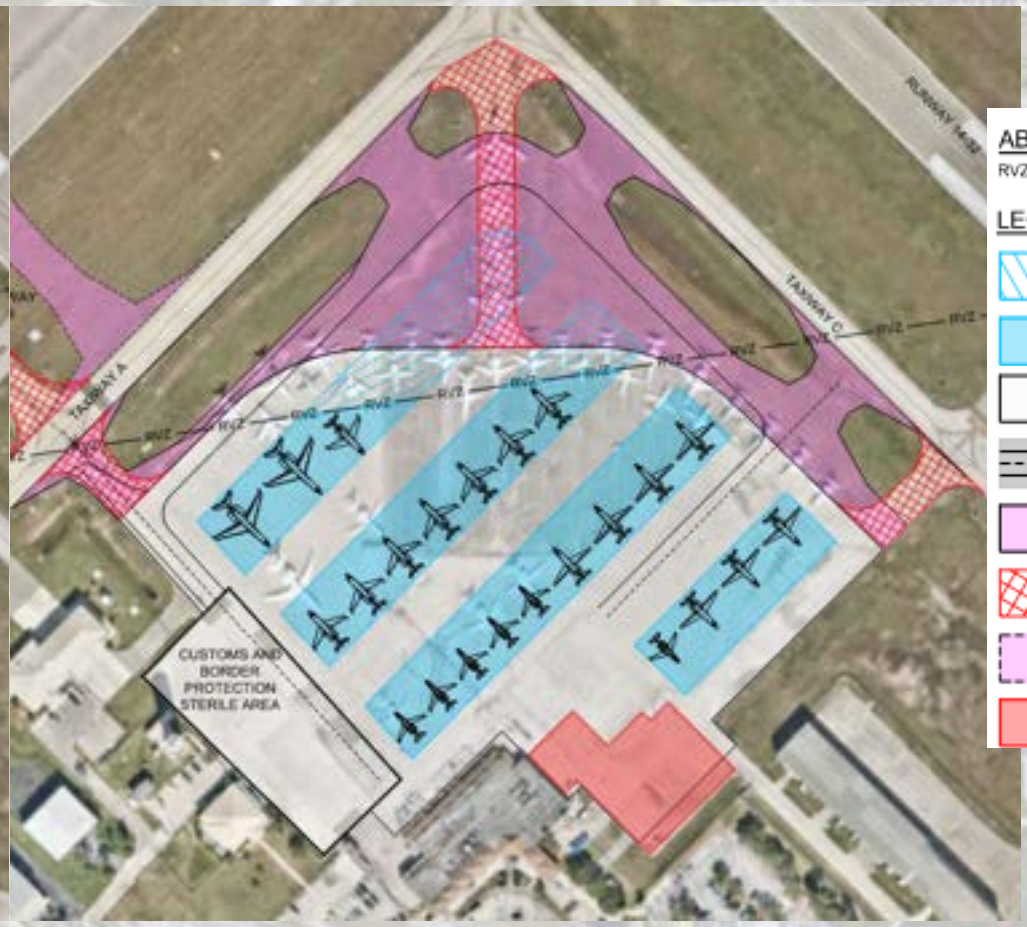
Work Completed:

- Apron Utilization Plan
- FAA Design Pre-Application
- Field Investigation
- Staff Meeting with ADO (Dec. 4)
- Conceptual Design & Estimate

Work Remaining (Discovery):

- Grading Cross Sections
- Design Grant Application

APRON UTILIZATION PLAN



EXISTING

PROPOSED

PRELIMINARY PROGRAM SCHEDULE:

Program Element	Date
Design Grant Pre-Application	October 18, 2023
Completion of Discovery Phase	January 31, 2024
Design Grant Application	May 2024
Design	October 2024 to May 2025
Construction Phases 1 & 2	April 2026 to October 2026

PROGRAM COST ESTIMATES:

Phase 1	$9.6 Million
Phase 2	$8.3 Million
Total	$17.9 Million

Program costs include:

- Design
- Construction
- Contingency
- Escalation

THANK YOU!

QUESTIONS?

Michael Baker INTERNATIONAL

PRESENTATION TO:
NAPLES AIRPORT AUTHORITY BOARD
FEBRUARY 15, 2024

Naples AIRPORT

LEADERSHIP TEAM REPORT

PROVIDE A
SAFE, MODERN, AND EFFICIENT AIRPORT

DEVELOP FACILITIES THAT REFLECT THE CHARACTER AND NEEDS OF THE COMMUNITY

Development staff have been participating in the City of Naples Vulnerability Assessment and Resilience Working Group. The City of Naples goals are to increase resilience of Naples to the immediate and long-term threats of climate change hazards and to protect and enhance public assets, natural resources and quality of life for all. Some of the airport projects listed are the Runway 5/23 Drainage Project, Partial North Quadrant Landfill Relocation, Airfield Swale Removal, and the Long-Term Parking Lot EV Charger Installation. All listed projects are on our approved five-year capital improvement plan.

The UL94 program continues to be promoted by the FBO and Leasing departments. Year to date we have sold 17,195 gallons with 97% being sold to based flight schools. Through January 31st $63,129 of the Board approved subsidy of $182,500 has been utilized.

FOSTER A PROACTIVE SAFETY CULTURE

On January 17-18th, an Airport Operations Officer attended the NATA Safety 1st Certified Quality Control Inspector workshop in Long Beach, California. This two-day workshop provides unique in-depth instruction from industry experts on aviation fuel quality control and refueling safety. Topics included QC documentation, inspections, fuel and fire safety and hands-on demonstrations.

On January 17-19th, the Senior Director of Finance and Administration attended the Airports Council International Annual Risk Management Conference in Austin, Texas. This conference included risk management and financial professionals from airports around the country. The topics included insurance market updates, construction projects risk management, cybersecurity and emerging risks trends.

On January 30th, the Operations Department met with tenants who have private fuel tanks to service their own aircraft. This meeting focused on ensuring they meet the requirements, including training certification and documentation.

ALERTS

Alert	Date	Type A/C	Problem	Result
6	1/2/24	SR22	After landing, left main tire blew.	Aircraft was towed to owner's hangar.
6	1/24/24	RV7	Owner noticed left main was flat prior to departure.	Aircraft was towed to Rexair maintenance.

Types of Alerts

Alert 1 – Minor In-Flight
Alert 2 – Major In-Flight
Alert 3 – Aircraft Accident
Alert 6 – Disabled Aircraft

SURPASS FBO CUSTOMER AND TENANT EXPECTATIONS FROM ARRIVAL TO DEPARTURE

On January 25th Naples Aviation welcomed two aircraft bringing in the vintners for the Naples Wine Festival. ARFF assisted with a water cannon salute welcome, and NA provided a red-carpet welcome into the terminal.

The results from the January Customer Satisfaction surveys resulted in a customer satisfaction score of 96.15% based on 52 surveys completed. We are currently at 99.0% FYTD based on 252 surveys.

BE AN ENGAGED COMMUNITY PARTNER

CULTIVATE RELATIONSHIPS

On January 5th the NAA Team wore blue clothing as part of the nationwide support of the Blue Lightning Initiative, in efforts to raise awareness of human trafficking

City of Naples Fire Department personnel at the ARFF station respectfully retired approximately 200 American flags in January.

LEADERSHIP TEAM REPORT

The Executive Director held introductory meetings with six City Council candidates to provide an opportunity to learn more about our operatins, our noise initiative in response to the community's concerns and provide a tour of the airport highlighting the several critical public services located here.

On January 19th the Development Project Manager attended the 1st quarterly meeting in 2024 of the Collier County Local Mitigation Strategy Working Group (LMSWG). Staff is currently awaiting the announcement of any potential FEMA funding for the lighting vault mitigation project.

On January 31st the Senior Director of FBO Services, FBO Manager, Community Engagement/Communications Manager, and Assistant Manager of Customer Service exhibited at the 2024 NBAA Miami Opa-Locka Regional Forum. There were 187 exhibits with 22 aircraft on display. The forum also featured educational sessions to help introduce business aviation to local officials, prospective owners and operators, and to address any current issues in the region and aviation industry. The team met with several operators to promote the Fly Safe Fly Quiet message. Many high school and university students were also in attendance and came to discuss potential careers in aviation.

On January 24th the NAA hosted an airport tour for Greater Naples Leadership. Staff spoke with the group of approximately 30 on their bus as it drove around the airfield as they visited private businesses, public services and toured the air traffic control tower and fire station.

On February 1st -2nd the Deputy Director of Aviation attended the US Contract Tower Association (USCTA) board meeting in Boca Raton, Florida. Topics included updates to the ongoing FAA Reauthorization legislation, industry outlook for 2024 and other contract tower staffing and equipment initiatives.

The NAA sponsored the Naples Zoo's Collier Citizen Day on Saturday, February 2nd, and staffed an information table inside the Zoo's entrance. Members of the NAA staff worked at the table, handing out information and talking with guests, which numbered more than 6,000 that day.

On February 6th the NAA hosted the first Plane Talk event of the season at the Norris Center. The informal event provided an opportunity for approximately 25 guests to ask questions of staff. Commissioner Cavanaugh and Mr. Larry Bennell attended on behalf of the Board of Commissioners and the Noise Compatibility Committee, respectively.

LEADERSHIP TEAM REPORT

On February 7th, the NAA was a sponsor at the Greater Naples Leadership's Reduce the Rancor event. The Executive Director, Director of Communications and the Communications Manager staffed a table at the sold-out event, where 700 residents heard a panel of local dignitaries address the growing concern about lack of civility.

On February 8th the Communications Manager and the Director of Operations and Maintenance attended InfraDay in Miami. Infrastructure professionals from throughout the state gathered to discuss issues related to construction-related projects and issues. The Communications Manager spoke on a panel about addressing noise concerns related to infrastructure projects and the Director of Operations and Maintenance spoke on a panel regarding construction project technologies.

On February 14th the NAA hosted a lunch event for tenants. Staff promoted Fly Safe, Fly Quiet initiatives, including the new FSFQ Leaderboard program.

During the month of February, articles about NAA appeared in two Naples magazines: Life in Naples and Stroll.

INSPIRE THE NEXT GENERATION OF AVIATION PROFESSIONALS

On January 27th, the NAA participated in the Collier County Public Schools' annual STEAM Expo at Aubrey Rodgers High School. The event was a fun and enriching opportunity for NAA staff to interact with local students and their parents and to share information about youth opportunities available at the Naples Airport. A hands-on STEAM activity encouraged students to build paper airplanes and compete for prizes based on the distance they flew.

TOUR INFORMATION

JANUARY FY24

93 attendees JAN FY 24

6 tours JAN FY 24

FYTD FY 24

153 attendees YTD FY 24

15 tours YTD FY 24

STRENGTHEN THE
AIRPORT'S ECONOMIC VITALITY

MAINTAIN FINANCIAL SELF-SUSTAINABILITY

There were no incidents resulting in damages or a claim that was reportable to insurance during the month.

NAA AIRCRAFT HANGAR STORAGE

145 Prospective new tenants on the waiting list

5 Increase over the previous month

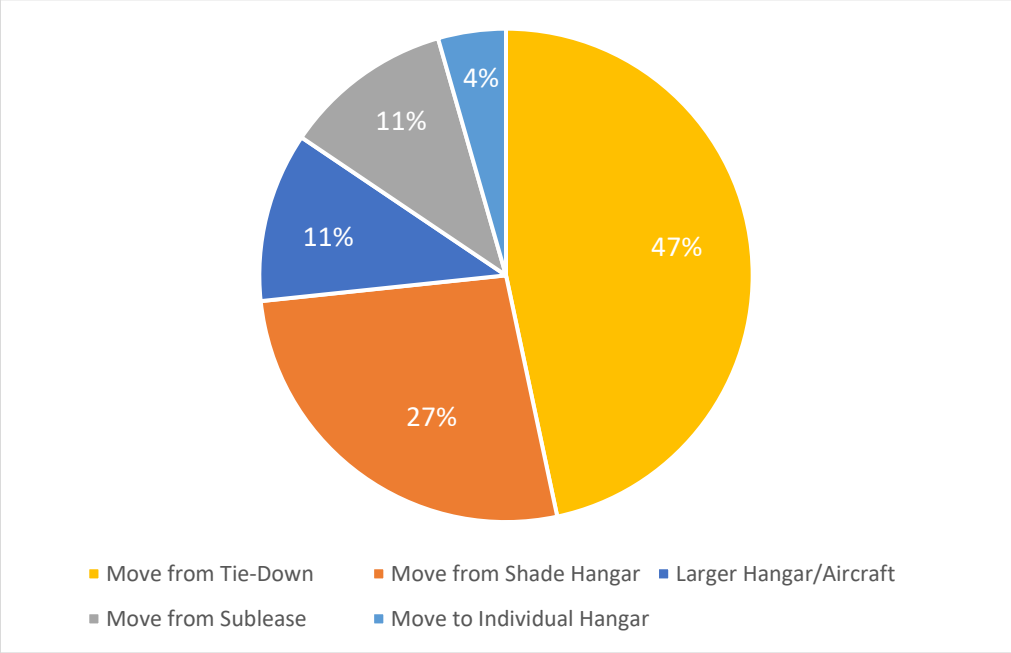
45 Reservations by existing tenants

1 Increase over the previous month

HANGAR WAITLIST | BY RESIDENCY AND AIRCRAFT TYPE

TYPE OF AIRCRAFT	CITY OF NAPLES RESIDENTS	OTHER COLLIER COUNTY RESIDENTS	OTHER	TOTAL WAITLIST	%
Single Engine	12	77	40	129	68%
Twin Engine	4	9	2	15	8%
Jets	4	11	9	24	13%
Turbo Props	2	3	1	6	3%
Helicopters	0	0	2	2	1%
To Be Determined	1	12	1	14	7%
Total	**23**	**112**	**55**	**190**	**100%**

REASONS FOR RESERVATIONS BY EXISTING TENANT



ENSURE THE HIGHEST DEGREE OF INTEGRITY IN FINANCIAL REPORTING

The draft FY 2023 Annual Comprehensive Financial Report will be presented to the audit committee on February 15th and is scheduled for the Board of Commissioners regular meeting on March 21st.

INCREASE EFFICIENCY, PREVENT FRAUD AND PROTECT DATA

Since going live in September, the Leasing team has been working with eligible tenants to set up their accounts in RentCafe, an online payment portal. To date, 82% of eligible tenants have set up payment accounts in the system, resulting in greater payment processing efficiency and improved customer service, with 68% taking advantage of auto-payments.

EQUIP EMPLOYEES TO
EXCEL TODAY AND IN THE FUTURE

PROMOTE A CULTURE THAT REFLECTS NAA VALUES

RECRUIT, DEVELOP AND RETAIN HIGHLY QUALIFIED EMPLOYEES

The Finance team welcomed a new Staff Accountant and Accounting Clerk to replace staff who moved out of state.

The Procurement epartment hired a Procurement and Contracts Specialist. This is a new position to assist and backup our Senior Procurement and Contracts Manager.

Naples Aviation welcomed a new Line Service Technician and is completing interviews for another Line Technician. They are also completing interviews for Ramp Assistants and a Customer Service Coordinator.

CONNECTING YOU TO NAPLES AIRPORT
EVERY CLICK OF THE WAY

FlyNaples.com recorded over **8.5k visitors** in January, with most visitors finding us through organic Google searches. Our social media accounts have a combined **following of 3.2k**.

TOP WEBSITE PAGES

Ranking No.	Webpage	Total Views January 2024	Total Views FYTD24	Total Views FYTD23
1	Homepage	8,582	27,498	27,472
2	Naples Aviation FBO	1,501	4,753	4,497
3	NAA Career Center	1,369	5,265	3,268
4	Wi-Fi	1,137	3,835	159
5	Flight Tracking	1,122	3,171	2,977
6	Frequently Asked Questions	702	1,992	1,214
7	About Naples Airport	660	1,956	1,424
8	Rates and Charges	617	2,018	2,031
9	Open Bids	600	2,055	2,522
10	Master Plan	448	1,405	1,404

NOISE-RELATED ANALYTICS

Ranking No.	Webpage	Total Views January 2024	Total Views FYTD24	Total Views FYTD23
5	Flight Tracking	1,122	3,171	2,977
41	About Noise Abatement	89	280	241
43	Noise Study	84	360	461
44	Noise Report	82	271	143
61	Noise Study – Part 150 Noise Study Documents	42	174	244

ANNUAL REPORT ANALYTICS

Ranking No.	Webpage	Total Views January 2024	Total Views FYTD24	Total Views FYTD23
46	Annual Report	76	342	288

SOCIAL MEDIA ANALYTICS

Metric	Totals January 2024	Total FYTD24	Total FYTD23	FYTD 24 Growth %
Follower Growth (Net follower growth across Facebook, Instagram, and LinkedIn)	93	392	892	13.8%
Followers (Total followers across Facebook, Instagram, and LinkedIn)	3,258	3,258	2,002	
Impressions (Total number of times content is displayed to users)	46,304	188,287	417,555	
Engagement (All actions taken by users in response to content, including likes, comments, shares, clicks, and any other form of interaction)	5,167	19,369	51,875	

SENTIMENT BREAKDOWN

PERIOD ENDING – January 2024

Sentiment	Messaging Total
Positive (Total number of comments that displayed a positive sentiment towards Naples Airport)	42
Negative (Total number of comments that displayed a negative sentiment towards Naples Airport)	5
Neutral (Total number of comments that displayed a neutral sentiment towards Naples Airport)	32

This sentiment analysis is limited to the comments provided on content posted directly by NAA social media pages.

COMMENT SAMPLES

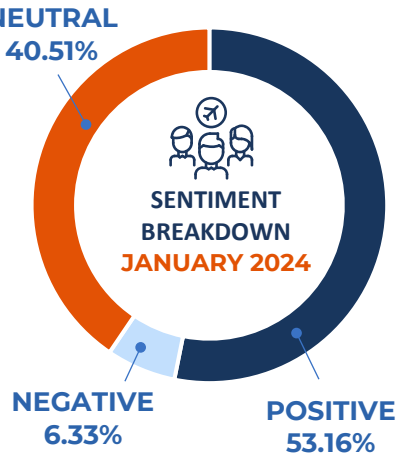
PERIOD ENDING – January 2024

NEGATIVE SAMPLE

NEW ZERO EMISSION FORD LIGHTNING TRUCKS POST:
Airport pickup trucks? How many miles are those even driven? Seems like a PR move.

NEUTRAL SAMPLE

AIN / PRO PILOT VOTING POST:
Silver Airways could be a potential destination for Silver Airways. They use turboprop passenger planes.



POSITIVE SAMPLES

FIRST ARGUS INTERNATIONAL, INC. BASE OPERATIONS AUDIT CERTIFIED FBO POST:
Congratulations to the entire team on this amazing accomplishment! It is truly jaw-dropping!

COLLIER COUNTY PUBLIC SCHOOL DISTRICT STEAM EVENT POST:
You guys are the best! What a wonderful way to educate the young people on our community about aviation.

OPEN JOB POSITIONS POST:
Terrific place to be employed. I love NAA

TOP 3 SOCIAL MEDIA POSTS

PERIOD ENDING – January 2024

Naples Airport
Thu 1/25/2024 5:43 pm EST

The entire Naples Airport team, Naples High School drumline and Naples Fire-Rescue Department were excited to...

Total Engagements	**595**
Reactions	84
Comments	3
Shares	7
Post Link Clicks	—
Other Post Clicks	501

Naples Airport
Mon 1/29/2024 2:52 pm EST

In a significant step towards sustainability, our FBO and Operations Departments will now feature new zero emission Ford...

Total Engagements	**247**
Reactions	43
Comments	26
Shares	2
Post Link Clicks	—
Other Post Clicks	176

Naples Airport Authority
Mon 1/29/2024 1:42 pm EST

In a significant step towards sustainability, our FBO and Operations Departments will now feature new zero emission Ford...

Total Engagements	**138**
Reactions	59
Comments	4
Shares	0
Post Clicks (All)	75

TOP 3 SOCIAL MEDIA POSTS

FYTD24 (October 1, 2023 – January 31, 2024)

Naples Airport
Wed 12/13/2023 9:00 am EST

Recently, the NAA had the honor of helping the Humane Society Naples evacuate nearly two-dozen dogs when th...

Total Engagements	**627**
Reactions	39
Comments	2
Shares	0
Post Link Clicks	119
Other Post Clicks	467

Naples Airport
Thu 1/25/2024 5:43 pm EST

The entire Naples Airport team, Naples High School drumline and Naples Fire-Rescue Department were excited to...

Total Engagements	**595**
Reactions	84
Comments	3
Shares	7
Post Link Clicks	—
Other Post Clicks	501

Naples Airport
Tue 10/31/2023 5:05 pm EDT

The Naples Airport team wishes you a #HappyHalloween! We hope your day was filled with more treats than tricks!

Total Engagements	**584**
Reactions	96
Comments	15
Shares	3
Post Link Clicks	—
Other Post Clicks	470

ACTIVITY REPORT

PERIOD ENDING – JANUARY 31, 2024

Naples AIRPORT AUTHORITY

OPERATIONS — CURRENT MONTH

ITINERANT OPERATIONS	FY 2022	FY 2023	FY 2024	Variance %, FYs 23-24
Commercial	3,004	2,784	2,844	2.2
General Aviation	7,603	7,092	6,822	(3.8)
Military	23	26	26	(0.0)
Total Itinerant Operations	**10,630**	**9,902**	**9,692**	**(2.1)**
LOCAL OPERATIONS				
General Aviation	1,025	1,582	1,098	(30.6)
Military	2	1	0	NMF
Total Local Operations	**1,027**	**1,583**	**1,098**	**(30.6)**
TOTAL NIGHT OPERATIONS	**192**	**182**	**177**	**(2.7)**
Total IFR Operations*	**7,317**	**6,135**	**6,676**	**8.8**
Total VFR Operations	**4,532**	**5,532**	**4,291**	**(22.4)**
TOTAL OPERATIONS	11,849	11,667	10,967	(6.0)

**** As reported by ATCT***

Itinerant:	An aircraft arriving or departing from an airport other than APF.
Local:	An aircraft that has APF as both its origin and destination, and typically is a recreational or training flight.
IFR:	An aircraft flying under Instrument Flight Rules that has filed a flight plan with the FAA.
VFR:	An aircraft flying under Visual Flight Rules that is not required to file a flight plan.
NMF:	No meaningful figure.

ACTIVITY REPORT

PERIOD ENDING – JANUARY 31, 2024

Naples AIRPORT AUTHORITY

OPERATIONS

YEAR TO DATE

ITINERANT OPERATIONS	FY 2022	FY 2023	FY 2024	Variance %, FYs 23-24
Commercial	10,593	9,563	10,480	9.6
General Aviation	27,576	24,547	25,369	3.3
Military	93	56	104	85.7
Total Itinerant Operations	**38,262**	**34,166**	**35,953**	**5.2**
LOCAL OPERATIONS				
General Aviation	4,735	5,946	5,603	(5.8)
Military	26	3	10	233.3
Total Local Operations	**4,761**	**5,949**	**5,613**	(5.6)
TOTAL NIGHT OPERATIONS	**805**	**639**	**734**	**14.9**
Total IFR Operations*	**25,678**	**21,933**	**23,669**	**7.9**
Total VFR Operations	**18,150**	**18,821**	**18,631**	**(1.0)**
TOTAL OPERATIONS	43,828	40,754	42,300	3.8

**** As reported by ATCT***

Itinerant:	An aircraft arriving or departing from an airport other than APF.
Local:	An aircraft that has APF as both its origin and destination, and typically is a recreational or training flight.
IFR:	An aircraft flying under Instrument Flight Rules that has filed a flight plan with the FAA.
VFR:	An aircraft flying under Visual Flight Rules that is not required to file a flight plan.
NMF:	No meaningful figure.

CUSTOMS REPORT

PERIOD ENDING – JANUARY 31, 2024

	TOTAL AIRCRAFT CLEARED			AIRCRAFT CLEARED/ STAYED IN NAPLES			PERSONS CLEARED		
	FY 2022	FY 2023	FY 2024	FY 2022	FY 2023	FY 2024	FY 2022	FY 2023	FY 2024
OCTOBER	100	62	131	97	60	125	428	272	638
NOVEMBER	177	173	190	175	165	181	833	817	904
DECEMBER	232	223	199	224	212	195	1127	1203	1064
JANUARY	194	232	219	187	223	215	898	1159	1042
FEBRUARY									
MARCH									
APRIL									
MAY									
JUNE									
JULY									
AUGUST									
SEPTEMBER									
YTD TOTALS	703	690	739	683	660	715	3286	3451	3648
% STAYED				97%	96%	97%			

INTERNATIONAL ARRIVAL ORIGINS

	DECEMBER 2023	FYTD
BAHAMAS	82	262
CANADA	48	216
OTHER CARIBBEAN	60	167
MEXICO	17	50
CENTRAL AMERICA	9	27
EUROPE	2	14
SOUTH AMERICA	1	3
AFRICA	0	0
ASIA	0	0

Normal operating hours for US Customs and Border Protection at the Naples Airport are 10:30 AM–7:00 PM.

Pre-arranged clearings outside of these hours are charged an after-hours fee of $300 in addition to standard fees.

Additional information can be found at **flynaples.com/us-customs**

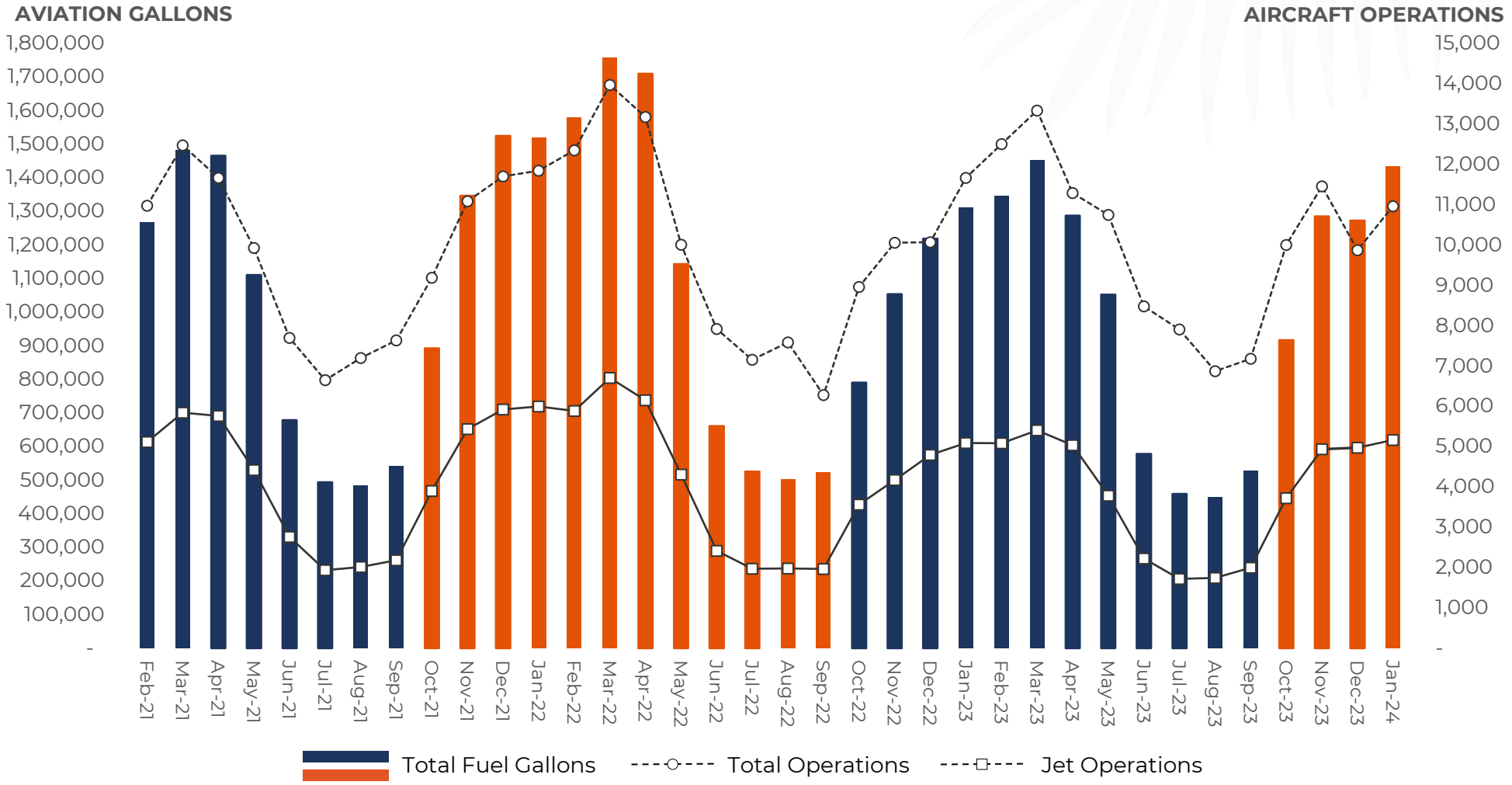
FUEL & OPERATIONS TRENDS

PERIOD ENDING – JANUARY 31, 2024

Naples AIRPORT AUTHORITY

AVIATION FUEL GALLONS & AIRCRAFT OPERATIONS HISTORICAL COMPARISON

36 MONTHS



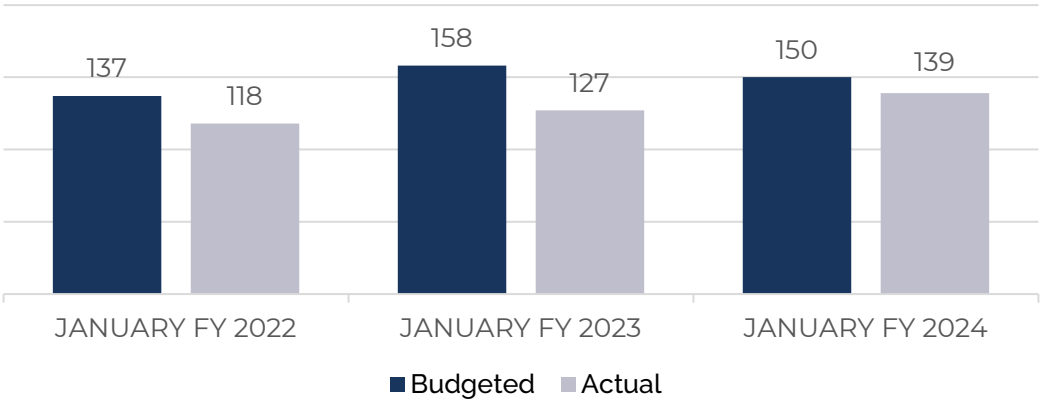
HUMAN RESOURCES REPORT

PERIOD ENDING – JANUARY 31, 2024

Naples AIRPORT AUTHORITY Cares
ABOUT you, YOUR FAMILY AND FUTURE

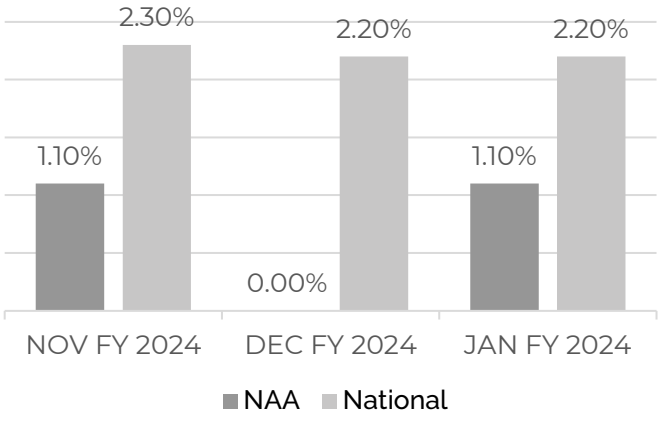
FTEs[1] (FULL, PART-TIME AND SEASONAL)

Budgeted vs Actual

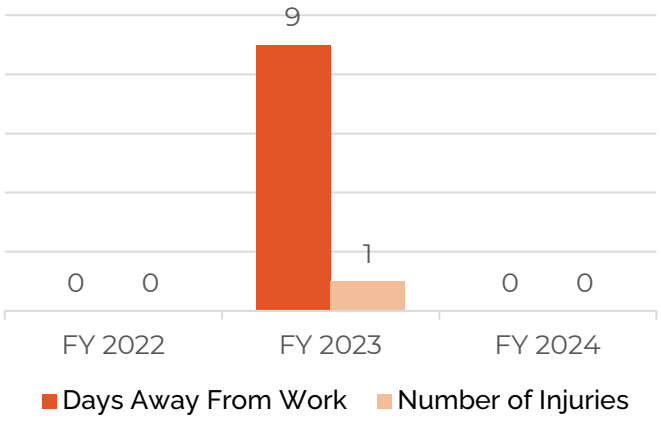


VOLUNTARY TURNOVER[2]

NAA vs National



WORK INJURIES AND DAYS AWAY FROM WORK



1. Effective May 2021, the report reflects full-time equivalent (FTE) employment as compared to headcount in prior years. Full-time is 2,080 hours/year and equals 1.0 FTE.

2. Beginning October 2022, voluntary turnover is reported monthly and compared to the BLS JOLTS monthly report.

To: Honorable Chair and Commissioners

From: Christopher A. Rozansky, Executive Director

By: Ken Warriner, Sr. Director of Finance and Administration

Meeting Date: February 15, 2024

Re: **January 2024 Financials**

Financial Summary

For the month, operating revenue (net of the cost of goods sold) was $4,497,250 compared to the budget of $4,049,000. This was favorable to the budget by $448,250. Operating expenses were unfavorable to the budget by $(16,151) or (1)%. Income from operations was $2,058,099 or $432,099 favorable to the budget. The year-to-date change in net position before capital contributions was $5,272,571 and favorable to budget by $2,709,519.

Key Financial Measures - Current Month

				Variance - Favorable (Unfavorable)			
	Actual	Budget	Prior Year	Budget		Prior Year	
Aviation fuel - gallons	1,375,967	1,212,000	1,275,489	163,967	14 %	100,478	8 %
Operating revenue	$ 4,497,250	$ 4,049,000	$ 3,875,859	$ 448,250	11 %	$ 621,391	16 %
Operating expenses	$ 2,439,151	$ 2,423,000	$ 1,934,625	$ (16,151)	(1) %	$ (504,525)	(26) %
Income from operations	$ 2,058,099	$ 1,626,000	$ 1,941,233	$ 432,099	27 %	$ 116,866	6 %
Change in net position before capital contributions	$ 1,867,583	$ 1,434,830	$ 1,583,815	$ 432,753	30 %	$ 283,769	18 %

Key Financial Measures - Fiscal Year-to-Date

				Variance - Favorable (Unfavorable)			
	Actual	Budget	Prior Year	Budget		Prior Year	
Aviation fuel - gallons	4,738,677	3,993,000	4,202,542	745,677	19 %	536,135	13 %
Operating revenue	$15,116,142	$13,283,000	$ 12,084,087	$ 1,833,142	14 %	$ 3,032,055	25 %
Operating expenses	$ 9,726,778	$ 9,782,000	$ 7,984,303	$ 55,222	1 %	$ (1,742,475)	(22) %
Income from operations	$ 5,389,364	$ 3,501,000	$ 4,099,784	$ 1,888,364	54 %	$ 1,289,580	31 %
Change in net position before capital contributions	$ 5,272,571	$ 2,563,052	$ 2,571,865	$ 2,709,519	106 %	$ 2,700,705	105 %

City of Naples Airport Authority

Board of Commissioners Financial Reports

Monthly Period Ended

January 31, 2024

City of Naples Airport Authority

Financial Reports

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Statements of Revenues, Expenses and Changes - Month

	Actual Month	Budget Month	Favorable/ (Unfavorable)	%	Unfavorable Variance Explanations (>$10,000 and 10%)
Operating Revenue					
Gallons	1,375,967	1,212,000	163,967	14 %	
Aviation Fuel Sales	$ 7,444,361	$ 7,312,000	$ 132,361	2 %	
Cost of Aviation Fuel Sales	(4,217,006)	(4,446,000)	228,994	5	
Net Aviation Fuel Sales	$ 3,227,356	$ 2,866,000	$ 361,356	13 %	
Hangar Rentals	$ 146,508	$ 152,000	$ (5,492)	(4) %	
Building & Land Rent	203,604	200,000	3,604	2	
Ramp and Tie Down Fees	638,528	561,000	77,528	14	
Line Services	63,015	36,000	27,015	75	
Concession Fees	102,283	123,000	(20,717)	(17)	Budget not normalized for local car rentals positively impacted by Ian in FY23.
U.S. Customs User Fees	71,100	79,000	(7,900)	(10)	
Miscellaneous Revenue	44,857	32,000	12,857	40	
Total Operating Revenue	**$ 4,497,250**	**$ 4,049,000**	**$ 448,250**	**11 %**	
Operating Expenses					
Personnel Expenses:					
Salaries and Wages	$ 1,147,792	$ 1,045,000	$ (102,792)	(10) %	Premium days and overtime due to increased sales volume.
Payroll Taxes	75,040	74,000	(1,040)	(1)	
Benefits	257,814	256,000	(1,814)	(1)	
Total Personnel Expenses	**$ 1,480,646**	**$ 1,375,000**	**$ (105,646)**	**(8) %**	
Professional Services	$ 92,486	$ 228,000	$ 135,514	59 %	
Contracted Services	150,347	161,000	10,653	7	
Insurance	93,413	90,000	(3,413)	(4)	
Airfield and Grounds Maintenance	104,202	18,000	(86,202)	(479)	Runway 5-23 pavement markings.
Building Maintenance	24,111	52,000	27,889	54	
Vehicle and Equipment Maintenance	98,331	39,000	(59,331)	(152)	Various repairs not budgeted.
Utilities	36,360	40,000	3,640	9	
Credit Card Fees	69,751	78,000	8,249	11	
Software Licenses and Support	56,116	52,000	(4,116)	(8)	
Legal Services	4,565	64,000	59,435	93	
Communications	49,585	44,000	(5,585)	(13)	
Conferences and Travel	15,708	11,000	(4,708)	(43)	
Minor Equipment	29,744	36,000	6,256	17	
Pilot Services	36,981	33,000	(3,981)	(12)	
Training & Education	5,990	13,000	7,010	54	
Operating Supplies	36,492	34,000	(2,492)	(7)	
Leased Equipment	10,172	15,000	4,828	32	
Employee Recognition	18,693	20,000	1,307	7	
Dues & Subscriptions	9,410	12,000	2,590	22	
Uniforms	15,846	7,000	(8,846)	(126)	
Miscellaneous Expense	203	1,000	797	80	
Total Operating Expenses	**$ 2,439,151**	**$ 2,423,000**	**$ (16,151)**	**(1) %**	
Income from Operations	**$ 2,058,099**	**$ 1,626,000**	**$ 432,099**	**27 %**	
Non- Operating Revenue/(Expenses)					
Restricted - Customer Facility Charges	$ 20,338	$ 30,000	$ (9,663)	(32) %	
Depreciation and Amortization	(547,368)	(537,170)	(10,199)	(2)	
Investment & Interest Income	225,695	236,000	(10,305)	(4)	
Realized Gain (Loss) on Investments	(21,992)	80,000	(101,992)	(127)	Sold lower interest bonds to rebalance bond portfolio.
Change in Market Value - Investments	132,812	-	132,812	100	
Total Non-Operating Revenue/(Expenses)	**$ (190,516)**	**$ (191,170)**	**$ 654**	**0 %**	
Change in Net Position Before Capital Contributions	**$ 1,867,583**	**$ 1,434,830**	**$ 432,753**	**30 %**	
Capital Contributions(Grants)	-	-	-	-	
Change in Net Position	**$ 1,867,583**	**$ 1,434,830**	**$ 432,753**	**30 %**	

Statements of Revenues, Expenses and Changes - YTD

	Actual YTD	Budget YTD	Favorable/ (Unfavorable)	%	Unfavorable Variance Explanations (>$25,000 and 10%)
Operating Revenue					
Gallons	4,738,677	3,993,000	745,677	19 %	
Aviation Fuel Sales	$ 26,007,077	$ 23,631,000	$ 2,376,077	10 %	
Cost of Aviation Fuel Sales	(15,229,728)	(14,395,000)	(834,728)	(6)	
Net Aviation Fuel Sales	$ 10,777,350	$ 9,236,000	$ 1,541,350	17 %	
Hangar Rentals	$ 604,823	$ 622,000	$ (17,177)	(3) %	
Building & Land Rent	824,062	803,000	21,062	3	
Ramp and Tie Down Fees	1,966,439	1,680,000	286,439	17	
Line Services	230,035	141,000	89,035	63	
Concession Fees	343,240	433,000	(89,760)	(21)	Budget not normalized for local car rentals positively impacted by Ian in FY23.
U.S. Customs User Fees	236,175	226,000	10,175	5	
Miscellaneous Revenue	134,017	142,000	(7,983)	(6)	
Total Operating Revenue	**$ 15,116,142**	**$ 13,283,000**	**$ 1,833,142**	**14 %**	
Operating Expenses					
Personnel Expenses:					
Salaries and Wages	$ 4,251,430	$ 4,155,000	$ (96,430)	(2) %	
Payroll Taxes	276,828	294,000	17,172	6	
Benefits	1,021,209	1,024,000	2,791	0	
Total Personnel Expenses	**$ 5,549,467**	**$ 5,473,000**	**$ (76,467)**	**(1) %**	
Professional Services	$ 581,481	$ 914,000	$ 332,519	36 %	
Contracted Services	561,427	645,000	83,573	13	
Insurance	375,538	360,000	(15,538)	(4)	
Airfield and Grounds Maintenance	524,652	189,000	(335,652)	(178)	Runway 5-23 pavement markings, Apron joint resealing and taxiway D emergency pavement repair.
Building Maintenance	208,170	196,000	(12,170)	(6)	
Vehicle and Equipment Maintenance	235,042	155,000	(80,042)	(52)	Various repairs not budgeted.
Utilities	159,720	152,000	(7,720)	(5)	
Credit Card Fees	233,495	265,000	31,505	12	
Software Licenses and Support	233,205	211,000	(22,205)	(11)	
Legal Services	88,104	249,000	160,896	65	
Communications	188,511	178,000	(10,511)	(6)	
Conferences and Travel	66,817	72,000	5,183	7	
Minor Equipment	152,474	149,000	(3,474)	(2)	
Pilot Services	116,111	129,000	12,889	10	
Training & Education	27,965	66,000	38,035	58	
Operating Supplies	126,834	126,000	(834)	(1)	
Leased Equipment	73,156	61,000	(12,156)	(20)	
Employee Recognition	133,115	90,000	(43,115)	(48)	Winter recognition & season kickoff events.
Dues & Subscriptions	44,007	62,000	17,993	29	
Uniforms	47,326	36,000	(11,326)	(31)	
Miscellaneous Expense	163	4,000	3,837	96	
Total Operating Expenses	**$ 9,726,778**	**$ 9,782,000**	**$ 55,222**	**1 %**	
Income from Operations	**$ 5,389,364**	**$ 3,501,000**	**$ 1,888,364**	**54 %**	
Non-Operating Revenue/(Expenses)					
Restricted - Customer Facility Charges	$ 73,288	$ 86,000	$ (12,712)	(15) %	
Depreciation and Amortization	(2,196,329)	(2,277,948)	81,619	4	
Investment & Interest Income	828,313	934,000	(105,687)	(11)	Interest rate less than budgeted.
Realized Gain (Loss) on Investments	(54,922)	320,000	(374,922)	(117)	Sold lower interest bonds to rebalance bond portfolio.
Change in Market Value - Investments	1,210,601	-	1,210,601	100	
Gain (loss) on disposal of capital assets	22,255	-	22,255	100	
Total Non- Operating Revenue/(Expenses)	**$ (116,794)**	**$ (937,948)**	**$ 821,155**	**88 %**	
Change in Net Position Before Capital Contributions	**$ 5,272,571**	**$ 2,563,052**	**$ 2,709,519**	**106 %**	
Capital Contributions (Grants)	2,234,688	-	2,234,688	100	
Change in Net Position	**$ 7,507,259**	**$ 2,563,052**	**$ 4,944,207**	**193 %**	

Statements of Net Position

Assets	1/31/2024	9/30/2023	Change
Cash	$ 33,367,587	$ 29,762,714	$ 3,604,874
Accounts Receivable	931,261	699,377	231,884
Due From Government Agencies	80,054	81,906	(1,852)
Inventory	561,052	702,644	(141,591)
Prepaid Expenses	613,599	441,548	172,051
Total Current Assets	**$ 35,553,554**	**$ 31,688,189**	**$ 3,865,365**
Investments			
Investments - Cost	$ 40,704,923	$ 40,502,303	$ 202,625
Investment - Unrealized Gain / (Loss)	(572,260)	(1,782,861)	1,210,601
Total Investments - Market Value	**$ 40,132,662**	**$ 38,719,442**	**$ 1,413,225**
Land and Land Improvements	$ 9,207,559	$ 9,207,559	$ -
Buildings and Building Improvements	45,137,667	45,127,135	10,532
Equipment	11,486,213	11,320,045	166,168
Software	108,440	108,440	-
Vehicles	2,520,025	2,304,844	215,181
Furniture & Fixtures	2,481,494	2,473,212	8,282
Intangible Assets	1,558,628	1,558,628	-
Construction in Progress	10,559,919	7,466,159	3,093,760
Infrastructure	77,219,063	77,219,063	-
	$ 160,279,009	$ 156,785,086	$ 3,493,923
Accumulated amortization and depreciation	(71,563,295)	(69,407,981)	(2,155,317)
Total Net Property, Plant & Equipment	**$ 88,715,714**	**$ 87,377,105**	**$ 1,338,606**
Total Assets	**$ 164,401,930**	**$ 157,784,736**	**$ 6,617,196**
Liabilities			
Accounts Payable	$ 2,767,615	$ 3,415,398	$ (647,783)
Accrued Salaries & Benefits	1,214,750	1,526,620	(311,870)
Accrued Liabilities - Other	1,028,139	1,006,410	21,728
Total Current Liabilities	**$ 5,010,504**	**$ 5,948,428**	**$ (937,925)**
Compensated Absences	$ 781,515	$ 733,655	$ 47,860
Unearned Revenue - Lease Term Buyback	15,937,899	15,937,899	-
Total Long Term Liabilities	**$ 16,719,414**	**$ 16,671,554**	**$ 47,860**
Total Liabilities	**$ 21,729,918**	**$ 22,619,982**	**$ (890,064)**
Net Position			
Investment in Capital Assets	$ 88,715,712	$ 87,377,103	$ 1,338,609
Restricted - Customer Facility Charges	3,032,153	2,958,866	73,288
Unrestricted	50,924,147	44,828,785	6,095,364
Total Net Position	**$ 142,672,012**	**$ 135,164,753**	**$ 7,507,260**
Total Liabilities and Net Position	**$ 164,401,930**	**$ 157,784,736**	**$ 6,617,196**

Statement of Cash Flows

	Month	Fiscal Year-to-Date
Cash Flows from Operating Activities:		
Operating Income	$ 2,058,099	$ 5,389,364
Changes in Working Capital:		
(Increase) Decrease in Accounts Receivable	567,415	(731,884)
(Increase) Decrease in Inventories	163,687	141,591
(Increase) Decrease in Prepaid Expenses and Other	83,532	(329,071)
Increase (Decrease) in Accounts Payable	(813,247)	(647,783)
Increase (Decrease) in Accrued Expenses and Other	205,590	(242,281)
Net Cash Provided (Used) by Operating Activities	**$ 2,265,077**	**$ 3,579,937**
Cash Flow from Investing Activities:		
Acquisition, Construction of Capital Assets	$ (786,913)	$ (3,493,923)
Capital Contributions(Grants)	360,073	2,594,762
Interest and Investment Income	225,695	828,555
Gain (Loss) on sale of assets	-	22,255
Net Cash Provided (Used) in Investing Activities	**$ (201,145)**	**$ (48,351)**
Cash Flow from Financing Activities:		
Customer Facility Charge Revenue	$ 20,338	$ 73,288
Net Cash Provided (Used) by Financing Activities	**$ 20,338**	**$ 73,288**
Increase (Decrease) in Cash and Equivalents	**$ 2,084,269**	**$ 3,604,873**
Cash and Equivalents at Beginning of Period	**$ 31,643,391**	**$ 29,762,714**
Cash and Equivalents at End of Period	**$ 33,727,661**	**$ 33,367,587**

Cash and Investments

Cash		Balance	Current Interest Rate
Cash - Money Market	$	18,998,576	5.78%
Cash - FL Class		14,369,012	5.47%
Total Cash	**$**	**33,367,587**	

Investments		Balance
US Bank – Government Money Market	$	2,106,925
US Treasury Notes maturing in FY 2024	$	7,393,555
US Treasury Notes / Muni bonds maturing in FY 2025	$	1,285,625
US Treasury Notes maturing in FY 2026	$	4,314,590
US Treasury Notes / Muni bonds maturing in FY 2027	$	5,834,214
US Treasury Notes / Muni bonds maturing in FY 2028	$	11,658,881
US Treasury Notes / Muni bonds maturing in FY 2029	$	6,993,114
US Treasury Notes / Muni bonds maturing in FY 2030	$	651,027
US Treasury Notes maturing in FY 2031	$	466,992
Total Investments	**$**	**40,704,923**
Years to Maturity		**3.00**
Book Yield on Investments		**2.95%**

FY 2024 - Capital Improvement Plan

Strategic Scorecard Projects

Strategic Scorecard Projects	FY 2024 Budget	FY 2024 Actual	Total Approved Project	Total Project Actual	Approved Cost % Complete	Project % Complete	Estimated Completion Date	Project Status
Runway 5-23 Drainage - Phase 3	$ 1,080,000	$ 1,843,400	$ 5,814,855	$ 4,857,809	84%	95%	FY-24 Q2 (Construction)	Project substantially complete as of 11/29, minor punch list items in process. FAA/FDOT inspections to be scheduled.
NAVAIDS	1,200,000	28,159	1,761,475	1,324,970	75%	95%	FY-24 Q2 (Construction)	Project substantially complete as of 10/11. Punch list items complete fence fix remaining. FAA/FDOT inspections to be scheduled.
North Road Terminal Refresh	2,000,000	-	174,868	106,575	61%	60%	FY-24 Q3 (Design)	Pre-application meeting held with City on 1/9. Presentation to the Board in February with construction agreement anticipated in June.
Fuel Farm Improvements	1,500,000	966	619,500	258,074	42%	70%	FY-24 Q2 (Discovery)	70% design submission received 2/1. Anticipate presentation to the Board in March and a construction agreement in June.
Taxiway A&B Safety Improvements	2,400,000	12,030	2,540,502	139,673	5%	10%	FY-25 Q1 (Construction)	Notice to proceed for permitting & procurement issued on 9/27. Contract with QE in place for May 2024 construction commencement to avoid seasonal impacts.
Taxiway A-3 Relocation	1,770,000	31,753	1,865,967	117,727	6%	10%	FY-24 Q4 (Construction)	Contract and pre-construction meeting complete. Permits received from SFWMD and City of Naples. Construction anticipated to commence in late February.
5/23 Interior Perimeter Road	1,300,000	19,152	1,423,370	161,184	11%	10%	FY-24 Q4 (Construction)	Contract and pre-construction meeting complete. Awaiting permits from City and SFWMD.
Security and Access Control	500,000	-	-	-	-	-	FY-24 Q4 (Design)	Approval of scope and fee with AVCON to be presented at the February Board meeting.
South Quad Hangars	1,700,000	9,159	1,558,483	134,950	9%	5%	FY24 - Q3 (Design)	Board approved 42-unit layout in December. Finalizing revised design concept, scope, and fee with Hanson.
Observation Deck & Playground Upgrades	1,700,000	4,974	278,944	56,250	20%	20%	FY24 - Q3 (Design)	Pre-Application held with City of Naples. City staff outlined several challenges with regard to existing zoning. Staff reviewing with architect. Anticipate board presentation in April.
Airfield Lighting & Electrical Vault Replacement	3,000,000	34,936	1,092,727	200,315	18%	50%	FY24 - Q4	60% plans for airfield lighting and 30% plans for electrical vault received in December. Design review meeting held on 1/4. Anticipated presentation to the Board by April.
Stormwater Drainage Plan	900,000	135,965	2,234,080	282,274	13%	30%	FY24 - Q4 (Design)	Phase I Discovery wrapping up. Project status meeting held on 12/18. Presentation to the Board at the February meeting.
Facilities Improvements	4,000,000	-	268,629	224,446	84%	90%	FY25 - Q3 (Construction)	Permit application submitted to City. 100% plans expected end of February. Design Review Board presentation confirmed for 3/27.
Subtotals	**$ 23,050,000**	**$ 2,120,494**	**$ 19,633,400**	**$ 7,864,247**				

FY 2024 - Capital Improvement Plan

Other Capital Projects and Equipment

Other Capital Projects	FY 2024 Budget	FY 2024 Actual	Total Approved Project	Total Project Actual	Cost % Complete	Project % Complete	Project Status
West Quad Perimeter Wildlife Fence	500,000	-	-	-	-	-	Environmental phase scoping meeting held with FAA and ESA on 1/10. Task Order executed and kick off meeting held on 2/2.
Taxi lanes E,G,H Rehabilitation	500,000	-	-	-	-	-	Awaiting Notice of Funding Opportunity (NOFO) for supplemental FAA Airport Improvement Program (AIP) funding.
Noise Monitoring Systems	250,000	-	79,100	38,150	48%	50%	Portable noise monitors deployed in the community. Staff reviewing options for additional portable units.
General Aviation Terminal Ramp Lights	500,000	187,153	593,200	224,272	38%	30%	Permits received from the City. Construction started 1/15. Removal of old light poles ongoing. Currently on schedule.
Hangar Roof Replacement	1,000,000	-	-	-	-	-	Notice to proceed issued to Schenkel Shultz on 11/27 for development of bid documents. Bidding anticipated in late March with board presentation in May.
Airport Road Landscaping	1,000,000	-	1,607,678	52,111	3%	10%	All permits received. Construction started 1/11. Removal of all old plantings complete with overall project completion expected in May.
East Quad Hangar Door Replacement	950,000	22,244	59,048	28,466	48%	90%	Pre-Bid meeting on 1/9. Only one compliant bid received, significantly higher than engineer's estimate. Staff currently evaluating options.
North Quad Site Prep	400,000	2,053	1,243,910	191,084	15%	10%	EG Solutions working on revised scope for environmental assessment following meeting with FAA staff in December.
Former Civil Air Patrol Hangar Repair	250,000	10,181	56,998	10,181	18%	20%	Building vacated. Interior demolition complete. Task order issued with Michael Baker to assess the existing structure and determine future redevelopment or re-use options.
General Aviation Terminal Additional Parking	620,000	401,872	600,285	596,861	99%	99%	Substantial completion on 11/13 and final inspection walk through completed on 12/1. Punch list items progressing toward final completion.
Airport Road Airfield Fencing	710,000	46,215	503,750	444,334	88%	98%	Substantial completion on 9/30. Final punch list items are complete. A change order for additional section of fencing at GAT short-term lot has been executed.
General Aviation Terminal Remodel	475,000	5,637	87,291	5,637	6%	20%	Pre-bid meeting on 1/8. Only one bid received, significantly higher than engineer's estimate. Staff currently evaluating options.

Other Capital Items			Other Capital Status
ARFF Truck	$ 750,000	$ 86,050	Class II ARFF Truck chassis delivered to vendor, parts have been ordered and production is scheduled for May Staff preparing termination agreement with Rosenbauer for Class III truck.
ATCT Equipment	500,000	41,807	Board consideration of sole-source equipment Agreement with Frequentis USA on February agenda.
Trucks (3) - electric	210,000	117,171	Received one F150 Lightning in October, second Lightning received in December.
Trucks	425,000	39,989	Ford Escape delivered in Dec., F250 to be delivered in February, additional truck expected Q2 FY24.
Lektro Tug	155,000	-	Board approved in January 2023. Delivery anticipated by April 2024.
Kubota - Skid Steer	80,000	-	Proposal signed with Florida Coast Equipment, delivery expected by end of February.
Various Computer Hardware	125,000	8,282	
Software Implementation	25,000	-	
Vehicles	-	58,021	Ford Mach-E delivered on 12/7/23.
Prior Year Projects Carryover	-	280,781	Pilots lounge and security upgrades.
Various Capital under $50,000	300,000	262,011	EV chargers, utility vehicle, and luggage belt loader, and misc.
Subtotal	$ 9,725,000	$ 1,569,466	
Capital from Strategic Scorecard Projects	23,050,000	2,120,494	
Less anticipated grant funding	(6,831,000)	(132,812)	
Totals	**$ 25,944,000**	**$ 3,557,149**	

Grant Funding Received

Project:		FAA	FDOT
Runway 5-23 Drainage Improvements - Phase 3	*	$ 4,884,578	$ 265,989
Amount Reimbursed		3,620,517	204,502
Remaining Amount		$ 1,264,061	$ 61,487
Relocation of Airfield Navaids Power Supply		$ 1,462,548	$ -
Amount Reimbursed		979,885	-
Remaining Amount		$ 482,663	$ -
Taxiway A&B Safety Improvement	*	$ 112,154	$ 61,000
Amount Reimbursed		112,049	6,225
Remaining Amount		$ 105	$ 54,775
Taxiway A-3 Relocation	*	$ 89,538	$ 55,000
Amount Reimbursed		61,102	1,403
Remaining Amount		$ 28,436	$ 53,597
Perimeter Road	*	$ 145,243	$ 64,639
Amount Reimbursed		123,216	7,291
Remaining Amount		$ 22,027	$ 57,348
South Quad T-Hangars		$ -	$ 7,500,000
Amount Reimbursed		-	-
Remaining Amount		$ -	$ 7,500,000
Airfield Capital Projects		$ 4,427,716	960,000
Amount Reimbursed		-	-
Remaining Amount		$ 4,427,716	$ 960,000
Total Amount Reimbursed		**$ 4,896,769**	**$ 219,421**
Total Remaining Amount		**$ 6,225,008**	**$ 8,687,207**

*One grant including several projects for $5,231,513

Budgeted Expenses and Expenditures

The table below shows the approved FY 2024 budget and the actual amounts year-to-date. We cannot exceed the budget unless approved by the Board of Commissioners by a budget amendment.

	Annual Budget	Actual Spent	Remaining
Operating Expenses	$ 28,830,000	$ 9,726,778	$ 19,103,222
Capital Expenditures - Authority funded	$ 25,944,000	$ 3,557,149	$ 22,386,851
Total Expenses and Expenditures	**$ 54,774,000**	**$ 13,283,926**	**$ 41,490,074**

Percent of year elapsed	**33%**
Operating expenses - percent of budget spent	**34%**
Total expenses and expenditures - percent of budget spent	**24%**

Robin E. Menard

Subject: Eileen Lowry's Email Dated January 17, 2024

From: Eileen Lowry <eileenlowry7@gmail.com>
Sent: Wednesday, January 17, 2024 6:37 PM
To: council@naplesgov.com; Kerry C. Dustin <kdustin@flynaples.com>; Rick Ruppert <rruppert@flynaples.com>; Rita Cuddihy <rcuddihy@flynaples.com>; Robert Burns <RBurns@flynaples.com>; Terry Cavanaugh <TCavanaugh@flynaples.com>; jboodheshwar@naplesgov.com
Cc: Chris Rozansky <CRozansky@flynaples.com>; Zachary Burch <zburch@flynaples.com>
Subject: [External] Naples Airport activity

Dear NAA and City Council,

I was provided a list of all of the flight operations out of Naples Airport for the dates 12/26 - 12/30. As you know runway 23 arrivals and departures fly over our two downtown areas of 5th Ave S and 13th Street S often at 1000' or less in altitude.

Here were the highlights:

1483 flights over 5 days (12/26 - 12/30/23)
390 different operators
15% of total ops were Net Jets flights or about 1/3 of all jet flights
36% of total ops are top 10 operators
Runway 23 had 70% of all arrivals and 60% of all departures
Runway 5 had 30% arrivals and 39% departures
Runway 14 had ONE departure and ONE arrival
Runway 32 had NONE

Why are the majority of flights being directed over the areas where we have the highest population and the most outdoor dining and shopping, schools, parks, places of worship and beaches? I spent a fair amount of time on 5th Ave during that time and couldn't help but notice the shocked expressions on the faces of our shoppers and diners when a large low-flying jet barreled overhead. The reaction is usually "What the hell was that??". What is being done to protect Naples' Crown Jewels and the quality of life and health of its citizens and guests?

Why aren't the other runways being used? Runway 5 departures go over the County industrial area and affect very few residents and no schools, parks etc. Why aren't most of the departures using runway 5? Why wasn't 14/32 used other than for one jet that requested that runway? 5/23 was the same length as 14/32 before it was extended and the jets had no problem using it then. And during the extension all operations used 14/32. Can a meeting be held with the traffic controllers to understand the routing protocols?

On a separate topic, Naples Airport charges anywhere from $1 - $4 LESS per gallon for fuel vs other comparable airports. On 12/24/23 Naples Airport tenants, including Net Jets (which is basically a commercial airline and should be prohibited) paid $4.87/gallon (non-tenants/published pricing $5.87/gallon). Published fuel pricing for Private Sky (at RSW) was $6.99, West Palm $9.03 and Sun Valley

$10.13. How do we know that Net Jets isn't just flying in and out of Naples Airport to fuel up? Naples Airport should be charging fair market value for its fuel. Charging market rates Naples Airport could reel in an additional $10m - $40m per year which could help pay for all of their own expenses so they can stop the grants as City Council recently suggested.

In looking at the first quarter numbers we are track for another year like 2022 where we saw 122k operations. The residents have had enough - make Naples Airport an airport for residents who own their own aircraft only. That is a win/win.

Thank you.
Eileen Lowry, Naples resident

CITY OF NAPLES AIRPORT AUTHORITY
SPEAKER REGISTRATION

WELCOME TO TODAY'S MEETING.

IF YOU WISH TO ADDRESS THE BOARD OF COMMISSIONERS REGARDING AN ITEM LISTED ON TODAY'S AGENDA, PLEASE COMPLETE THIS FORM.

WE USE THIS FORM TO CALL YOU TO SPEAK, AND ALSO TO ACCURATELY RECORD YOUR NAME AND AFFILIATION IN THE MEETING MINUTES.

PLEASE HAND THE COMPLETED FORM TO THE EXECUTIVE ASSISTANT PRIOR TO CONSIDERATION OF THAT ITEM.

PRINT CLEARLY

NAME: EILEEN LOWRY

REPRESENTING: ☒ **SELF** ☐ **COMPANY** _____
☐ **CLIENT** _____
☐ **OTHER** _____

ADDRESS: 681 W LAKE

SUBJECT: FBO / GRANTS

AGENDA ITEM NUMBER: P / K2

DATE: 2-15-24

SPEAKERS ARE LIMITED TO FIVE (5) MINUTES.
PLEASE ORGANIZE YOUR COMMENTS ACCORDINGLY.

CITY OF NAPLES AIRPORT AUTHORITY
SPEAKER REGISTRATION

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PRINT CLEARLY

NAME: Mary Tatigian

REPRESENTING: ☑ **SELF** ☐ **COMPANY** _____
☐ **CLIENT** _____
☑ **OTHER** Quiet Florida

ADDRESS: 4360 7th Ave SW

SUBJECT: air + noise pollution

AGENDA ITEM NUMBER: _____

DATE: 2/15/24

SPEAKERS ARE LIMITED TO FIVE (5) MINUTES.
PLEASE ORGANIZE YOUR COMMENTS ACCORDINGLY.