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

AGENDA

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

Thursday, October 17, 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, Consultant Selection Committee Member
Executive Director: Christopher A. Rozansky
Authority Attorney: William L. Owens, Esq. of Bond, Schoeneck & King, PLLC

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

1. Determine Board of Commissioners Quorum

    a. In person attendance

    b. Action required by majority of in-person members to allow virtual attendance.

B. PLEDGE OF ALLEGIANCE

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

D. MINUTES

1. September 19, 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. Adoption of Resolutions 2024-8 and 2024-9, Appointing Retirement Trustee and Plan Sponsor/Administrator for the Authority's Retirement Plans and Rescinding Prior Resolutions

2. Board Ratification of the Executive Director's Declaration of an Emergency and Ratification of Related Expenditures or Contracts Authorized by the Executive Direct (Hurricane Helene)

3. Board Ratification of the Executive Director's Declaration of an Emergency and Ratification of Related Expenditures or Contracts Authorized by the Executive Director (Hurricane Milton)

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

J. NEW BUSINESS

1. Joint Workshop Meeting Topics

K. OLD BUSINESS

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

1. Joint Workshop with City Council/NAA – November 7, 2024

Q. ADJOURN

Thursday, September 19, 2024
Naples Airport Authority: Regular Meeting Minutes

The meeting was called to order by Chair Ruppert at 8:30 a.m. in the Council Chambers at City Hall.

A. ROLL CALL

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

Staff and Authority Counsel present were Mr. Owens, Mr. Rozansky, Mr. Lobb, Mr. Warriner, Mr. Brown, Ms. Zadorecky, Ms. King, Mr. Carballo, Ms. Wiggins, Ms. LeDuc, Mr. Burch, Mr. Herman, Mr. Keith, Mr. Gray, Ms. Acosta, and Ms. Menard.

B. PLEDGE OF ALLEGIANCE

Chair Ruppert led the Pledge of Allegiance.

C. AGENDA

Mr. Rozansky announced the following revisions:

- **Minutes of the August 15, 2024, Regular** Meeting were corrected to more accurately reflect the comments as follows:

  - On Page 1 - Under Roll Call:

Chair Ruppert moved to approve Vice Chair Cuddihy to participate and vote via Zoom videoconference. Commissioner Dustin asked if the audiovisual equipment has been improved since the last meeting. He said that if it hasn't improved, this could change his vote. Mr. Rozansky stated that a sound test was conducted with Vice Chair Cuddihy, and he could hear her clearly. After an additional test, Vice Chair Cuddihy's sound was determined to be adequate.

  - On Page 13 - Bottom of 1st Paragraph (Part of Action 2, Executive Director's Annual Review):

Commissioner Dustin addressed Commissioner Burns' review. He stated that on page 1, Relationship of Board of Commissioners, Commissioner Burns used the word "manipulated." In light of Mr. Rozansky's statements, he requested Commissioner Burns to reconsider that word, since it implies a lack of integrity. Commissioner Dustin remembered the facts as Mr. Rozansky described them, and he didn't believe there was any manipulation. He said the use of that word really bothered him. Secondly, on page 2, Commissioner Dustin pointed out that Commissioner Burns made a comment that some in the community are convinced fuel prices are influencing landings for less expensive fuel in spite of the Executive Director's efforts to explain them. Commissioner Dustin expressed concern and objected to putting in public records items that the Board believes are not true and we should not be reflecting community comments, that the Board does not believe are true. ~~believes are incorrect, into a public document.~~

- Page 19 - 2nd Paragraph under Leadership Team Report:

> Vice Chair Cuddihy stated that on the UL94 program update, the initial subsidy was $182,500. The amount used to date is $113,850. She asked what was the timeframe of the ~~that~~ initial subsidy and was it for a timeframe and a dollar amount or just a dollar amount. ~~was sold~~. Mr. Rozansky said it was just a dollar amount and that the heaviest consumers are the flight schools, and their use is being monitored as the NAA nears exhausting that approved subsidy. Mr. Rozansky said when other airports or stakeholders inquire about the program, they are pleasantly surprised at how high the volume is; and to the FBO's credit, the subsidy price per gallon has decreased dramatically since a tank has been dedicated and the NAA receives deliveries by 18-wheelers rather than 300-gallon totes.

- **Action 1, Resolution 2024-7, Adoption of Fiscal Year 2025 Operating and Capital Budget -** The Chair's name on the signature page was corrected to read Richard Ruppert.

D. MINUTES

1. August 15, 2024, Regular Meeting Minutes

Commissioner Dustin moved approval of the August 15, 2024, Regular Meeting minutes, as amended. Vice Chair Cuddihy seconded the motion. The motion passed unanimously 5-0.

E. PRESENTATIONS AND TIME CERTAIN ITEMS

1. Master Drainage Plan Submittal Update

Mr. Miguel Carballo, Director of Planning and Development, introduced Mr. Scott Brady of EG Solutions to provide an update on the Master Drainage Plan (MDP).

Mr. Brady provided the status of the Mater Drainage Plan as follows:

The alternative water management strategies portion of the MDP was complete.

The following items were underway:

- Future condition models
- Public and regulatory briefings and meetings
- Maintenance plan
- Permit forms
- Master drainage plan narrative

Mr. Brady noted that the Environmental Resource Permit Application for the conceptual permit would be filed on September 30, 2024. He provided detailed information on future conditions of the ponds in the Southeast, Southwest, Northwest, and Northeast Quadrants, stating that future development aligns with the 2021 FAA-approved Airport Layout Plan. He mentioned that the NAA would need to prepare a maintenance plan, and he outlined its key elements. He explained how credits could be earned through the maintenance plan. He did a rough calculation and thought our

maintenance activities could reduce phosphorus by around 50 lbs./year, saving $1.5 million in capital costs of new structural controls. Mr. Brady also discussed the project's phasing, costs, and how a monitoring plan would be integrated into the process.

A question-and-answer period followed the presentation. Topics included the percentage of surface water collection from off-property and the fact that the Naples Airport treats water beyond just airport needs. The discussion also covered future conditions for the northwest quadrant, details of the approved Airport Layout Plan, the project timeframe, the cross-connection between the ponds in the SE quadrant, and the availability of grant funding to help mitigate the estimated cost of $12 million. Commissioner Burns asked what the building was appearing on the slide, Future Conditions – NW Quad, above the words, New Dry Infiltration Pond. Mr. Rozansky stated that it appears to be an error because the building shown is the marina and is not part of airport property. Mr. Brady will correct this exhibit.

The Board unanimously agreed to continue moving forward with the MDP.

2. Revenue Enhancement Opportunities

Mr. Ken Warriner, Senior Director of Finance and Administration, stated that a goal of the strategic plan was to explore Revenue Enhancement Opportunities, especially in relation to non-aeronautical revenues. The NAA has engaged Mr. Josh Sicard, Principal with Carroll and Carroll and a local real estate expert, to present opportunities to the Board, as well as Mr. Santiago Fernandez of CHA Consultants, to discuss the rental car business and parking at the airport.

Mr. Sicard stated that he was asked to evaluate three non-aeronautical revenue opportunities at Naples Airport. He presented a Market Analysis covering retail, office, and industrial land uses, discussing the vacant land parcels along with their strengths and weaknesses. He also reviewed potential uses for the properties and the associated economic impact.

The first parcel, 1.9 acres on Airport Road, was recommended for a retail ground lease, potentially including a restaurant because of the exposure to Airport Road.

The second parcel, 7.8 acres in front of the North Road Terminal, was suggested for storage-type uses (non-aeronautical), such as low-impact secure site storage or indoor car storage. Nearby dealerships on Airport-Pulling Road could be potential users, and there appears to be adequate demand for these storage options. The site could also be marketed to industrial users connected to the airport or to office or civic users, depending on demand.

The third parcel, 9.6 acres on North Road across from the Observation Deck, was recommended for marketing to civic users or investigating recreational uses that utilize the waterfront, such as a "paddle park" or a boat ramp with paid parking. Other possibilities include leasing space for a beverage/bar kiosk, food truck pads, or even a pickleball facility. These recreational uses would likely have low impact on the ground, allowing for future alternative development.

Mr. Warriner summarized alternative revenue implementation options, which included:

- Design marketing collateral for parcels to determine interest.
- Explore other non-allowable uses through zoning changes.

- Look at potential Public Private Partnership opportunities.
- Contact Collier County and the City of Naples for interest in developing.

During the question-and-answer period, there were discussions about whether the NAA could develop city-owned land and lease it back to the city, whether workforce housing would be a viable option, and if there had ever been interest in constructing a hotel near the airport. Mr. Rozansky addressed these questions. A brief discussion followed about the potential for a small hotel on one of the properties mentioned. Commissioner Dustin asked if one of the parcels could be used for affordable housing. Mr. Rozansky stated that the airport purchased the land with federal noise money for the explicit purpose of preventing residential development after the condos nearby were developed. Philosophically speaking, Mr. Rozansky stated that it would be difficult to support housing within 1,000 feet from the primary runway. Commissioner Burns asked if anyone had ever approached the airport to build a hotel. Mr. Rozansky said that there has been interest. Commissioner Burns asked if the 1.9-acre parcel was large enough to build a small hotel. Mr. Sicard said that it was and that the 7.8-acre parcel in the South Quadrant could also be used for that purpose. A zoning change would be needed on the 9.6-acre parcel. Commissioner Burns asked if there were restrictions for using the pond in front of the 1.9-acre parcel. Mr. Rozansky said perhaps a deck could be constructed but discouraged any water use because of the rock filters just below the surface of the water. Commissioner Burns suggested that this limitation appear in the marketing materials if the NAA goes forward with this. Regarding the 9.6-acre parcel, Commissioner Cavanaugh expressed interest in affordable housing on that land because there are very few developments available in the City. He respected the Executive Director's opinion about not supporting affordable housing on this parcel of land but did not want to take it off the table if it's possible to build a structure using state-of-the-art technology appropriate for comfortable living.

Mr. Fernandez presented a Rental Car and Parking Study, outlining its goals to assess local market needs and estimate project costs for recommended facilities. The study aimed to determine the market potential for NAA's rental car facilities and parking system, including the development of a new consolidated rental car facility (CONRAC) and a "use for fee" parking system at Naples Airport. It also proposed creating a pro forma model and a system of rates and charges to enhance revenue. Mr. Fernandez shared that interviews were conducted with rental car companies, along with surveys of customers in the North Road Terminal to learn more about the customers. The surveys reported that most of them were coming to the NRT for rental cars. He reviewed the proposed financial model and displayed a layout in the reuse of our existing facilities. He discussed airport parking rates and an added security/lot control system.

Mr. Warriner summarized alternative revenue implementation options, which included:

- Revenue Enhancement
- Business Retention and Expansion
- Customer Parking Services

During the question-and-answer session, discussions focused on parking options, the demographics of car renters, parking lot usage, the condition of existing parking lots, current security issues being experienced, and short- and long-range planning considerations.

Mr. Fernandez noted that currently, there is not a specific budget for maintaining parking facilities, but implementing the discussed options could create a much-needed revenue stream.

Mr. Rozansky added that this project was considered during the last budget and strategic planning cycle. The primary improvements were managing parking lots to enhance revenue and improving the car wash and fueling facilities.

There was unanimous consensus to not proceed with any recommendations regarding the three parcels until a decision had been made about the airport exploratory study. However, they unanimously agreed to move forward with efforts to enhance revenue through the car rental and parking facilities.

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

Collier County Commissioner District 4 Dan Kowal, provided an update on behalf of the Board of County Commissioners regarding the airport exploratory study. The NAA Board had inquired during the August 15th Regular Meeting whether County Commissioners would be willing to meet for a joint session since the proposed sites lay within the jurisdiction of Collier County. Kowal stated that he brought up the item to the full Board of County Commissioners during their August 27th meeting. He reported that the County Commission expressed no interest in relocating the airport into the County and they had no desire for a joint meeting. He also mentioned that the Commissioners selected him as their liaison with the NAA Board on the exploratory study.

Chair Ruppert thanked Commissioner Kowal for his follow-through. Commissioner Cavanaugh concurred with Chair Ruppert's comments.

G. NOISE

1. Noise Compatibility Committee Update

The Noise Compatibility Committee (NCC) last met on May 2nd, and a report on that meeting was provided at the May 2024 Regular Board Meeting.

The next meeting of the Noise Compatibility Committee is scheduled for October 30th in the Airport Office Building, not November 7th as originally planned due to scheduling conflicts.

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, an airport tour, or hosting a noise monitor should contact her at 239-643-0733 or rking@flynaples.com and visit our website at www.flynaples.com to join the subscriber list for airport updates.

2. Noise Report

Ms. King presented the Noise Report for August, highlighting outreach efforts to those violating the noise curfew. She noted that over a year ago, the number of people contacted about curfew violations dramatically increased. However, the number of comments from households decreased by 17% in the past month as shown on the chart on page 3. On page 4, Ms. King discussed the top

10 curfew violators, many of which are flight schools, but noted improvements over the last month due to increased communication and awareness. On page 6, nine flight schools appear on the top curfew violators list. Ms. King said that in October, the Noise Abatement Specialist will visit flight schools along the state's east coast to raise awareness about NAA's curfew. She mentioned that trends and comparisons remained stable, with fluctuations due to residents being out of town during the summer. Old Naples remains at the top of the list of neighborhoods submitting noise complaints.

Vice Chair Cuddihy suggested it might be beneficial to visit the flight schools again next year, especially with the daylight savings time change. With the longer days, flight schools will be working toward nighttime operations. Ms. King said there would also be personnel changes at the flight schools and internal plans are being made to maintain contact with flight schools outside of Naples to track any new instructors.

Commissioner Cavanaugh inquired about the distinction between residential, commercial, and institutional noise complaints. Ms. King responded that staff reviewed historical records and found that one commercial entity from the industrial area had filed a comment approximately a year and a half ago. She said going forward, staff will be able to denote separately on the report when comments are made by a commercial entity vs residents.

Commissioner Burns asked if the flight schools use one runway over another. Ms. King responded that Air Traffic Control has the primary responsibility over what runway to use.

H. CONSENT AGENDA

1. Second Amendment to the Agreement with EG Solutions for the Purchase of Water Quality Monitoring Equipment for $642,240

2. Agreement with Public Trust Advisors, LLC

3. Amended and Restated Lease with Collier County for MedFlight

4. First Amendment to the Agreement with Vector Airport Systems, LLC

Commissioner Dustin made a motion to approve the Consent Agenda, Item Nos. 1 - 4. Vice Chair Cuddihy seconded the motion. The motion was approved by a unanimous vote, 5-0.

Chair Ruppert called for a short recess at 10:06 a.m. The meeting was reconvened at 10:18 a.m.

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

1. Resolution 2024-7, Adoption of Fiscal Year 2025 Operating and Capital Budget

Mr. Warriner reviewed the changes to the Fiscal Year 2025 Operating and Capital Budget. He stated that a 5% increase in fuel margins was budgeted to help offset rising operating expenses. The seasonal fuel pricing model would continue, along with new seasonal aircraft overnight parking rates. Additionally, hangar, building, and land rentals were increased by an average of 9%,

which is in line with the consumer price index and market adjustments. Mr. Warriner provided an overall summary of the budget. He requested Board approval of the expenses and expenditures for FY25 in the amount of $67,356,000. After speaking with our customers, Mr. Warriner stated that our five-year forecast was revised to a 1% increase in volume of gallons.

Commissioner Burns asked if Mr. Rozansky or Mr. Warriner could recap the NAA's presentation to the City Council at their September meeting. He said he would like to discuss Council Member Hutchison's comments made at that meeting. Chair Ruppert stated that at that meeting, there were comments made outside of the Budget presentation, and he would like to focus the Board's attention on this agenda item.

Commissioner Burns expressed discomfort with including the South Quadrant T-Hangar Construction project in the amount of $2,250,000 in the budget until questions raised at the City Council meeting were addressed.

Commissioner Cavanaugh inquired about the cost of contracted fire and police services. Mr. Warriner explained that it depends on payroll costs plus a small administration fee, with the NAA receiving a quarterly invoice. Mr. Rozansky added that the fee is an hourly rate for 24-hour staffing of two firefighters.

Chair Ruppert was pleased with the reduction in personnel in the budget and encouraged continued restraint in adding employees in the future.

Commissioner Dustin asked Mr. Rozansky to reflect on their conversation regarding private air travel. Mr. Rozansky explained that over the past 8.5 years, fuel sales have increased, with a dramatic spike during COVID as more people opted for private travel. In the post-COVID environment, demand remains higher than pre-pandemic levels. However, some weaknesses, particularly in the charter market, are emerging. He noted that service consolidation might be seen in the future, and projections for the year ahead in the private air travel sector are uneven.

Chair Ruppert inquired about funding related to grant acceptance. Mr. Warriner responded that in the second year, the NAA would need to draw from reserves if no grant revenue is received.

Mr. Rozansky explained that when the budget was presented to the City Council, there was considerable discussion about the T-Hangar project and the airport utilization plan. He clarified that the project had been included in the airport utilization plan since 2018 or earlier. Vice Mayor Hutchison raised concerns that the Council had previously stated no more hangars would be built at the airport. In 2021, the utilization plan was updated, and two additional hangar projects were added to the list of 10 projects. At that time, the Master Plan and Noise Study were ongoing, and the NAA, in good faith, removed the additional hangars from the 2021 utilization plan. However, the T-Hangar project had already been approved, and funding had been expended for the design, with a signed FDOT grant. The plans will soon be submitted to the Design Review Board, and the hangars will primarily serve existing tenants who are on a waitlist. The hangars are proposed to replace an existing outdoor aircraft parking area and would accommodate aircraft with less than a 50-foot wingspan.

Commissioner Burns noted that the community does not distinguish between the 2018 and 2021 plans. Mr. Rozansky said that he would provide meeting minutes and background on the utilization plan.

Commissioner Cavanaugh made a motion to adopt Resolution No. 2024-7, adopting the FY 2025 operating and capital budget plan as presented. Commissioner Dustin seconded the motion. The motion was approved by a unanimous vote, 5-0.

2. **Adopt FY 2025 Strategic Plan Scorecard, Including Certain Requirements of 189.0694 Florida Statutes**

Mr. Lobb, Deputy Director of Aviation, explained that the Strategic Plan Scorecard is a tool for tracking and reporting the NAA's progress toward its goals and objectives. It provides a summary of major projects and initiatives that staff will undertake during the fiscal year, starting on October 1, 2024. The process of developing the Scorecard for FY 2025 has been ongoing since the spring, and the final draft now includes revisions from the August draft based on Board feedback, placing more emphasis on results achieved rather than activities undertaken. Mr. Lobb provided a summary of the proposed projects included under Goal 1, Objective 2, which will be reflected in the monthly financial statements.

Mr. Lobb referenced Florida Statute 189.0694, adopted in 2024, which requires all special districts to establish goals, objectives, and performance measures for each program and activity, effective October 1, 2024. By December 1st of each following year, each Special District must publish an annual report on its website detailing the goals and objectives achieved, the performance measures and standards used to evaluate them, and any unmet goals or objectives.

Mr. Lobb explained that the overall strategic plan is guided by SMART objectives, which are designed as ambitious stretch goals. In contrast, the statutory requirements focus more on broader, objective, and operational aspects. To meet these requirements, certain objectives and outcomes will be formatted in a report to satisfy the statutory mandate. This approach has been reviewed and approved by Mr. Owens.

Commissioner Cavanaugh asked Mr. Owens if the new statute required Board approval. Mr. Owens responded that while the statute did not provide much guidance, he recommended seeking Board approval. Commissioner Cavanaugh expressed a preference for avoiding redundant discussions and suggested reviewing the Scorecard and allowing management to proceed with the statutory requirement. He proposed that the Board could approve it at next month's meeting. Commissioner Dustin agreed with Commissioner Cavanaugh's approach.

Vice Chair Cuddihy pointed out that the submission would need to occur before the next Board meeting. Mr. Rozansky suggested that staff could publish a preliminary report and bring it back to the Board in October, separating the Scorecard from the statutory requirement.

Mr. Owens advised the Board to provide some level of approval concerning the statutory establishment of goals and objectives. He noted that today's presentation was part of the strategic plan, with certain areas highlighted that staff was recommending be included in the statutory publication. He suggested the Board either decide on the highlighted items or grant staff the discretion to make those decisions.

Chair Ruppert proposed deferring the establishment of the statutory goals and objectives to staff, allowing them to report on the highlighted items (marked with a red diamond) as suggestions. He expressed a preference for guidance on the already highlighted areas.

Mr. Lobb focused on the Scorecard and then circled back to the operational items, reviewing the goals and outcomes presented.

Regarding the objective "explore lease end alternatives," Commissioner Cavanaugh reminded the Board of the upcoming joint meeting with the City Council in November to obtain feedback on the airport exploratory study and noted that, so far, no other constituencies had been consulted. He questioned how success could be measured for this and other goals without broader input.

Vice Chair Cuddihy asked if Commissioner Cavanaugh was suggesting the need to determine next steps in addition to gathering feedback. Commissioner Cavanaugh confirmed this. Commissioner Dustin added that he believed the County Commission had been clear on the matter, making further discussion seem unnecessary at this point.

Chair Ruppert reviewed the Board's decisions from their August meeting and stated that he would share feedback from his meeting with the Mayor before the joint meeting with the Council.

Commissioner Cavanaugh clarified that the elements he would be looking for, in addition to determining whether to proceed with the next step of the study, would include a work product that encompasses the following:

- Everyone who has been contacted about the possible relocation, to include other agencies and constituencies
- A financial study indicating the magnitude of the relocation
- How funding would occur whether possible or not possible (explanation)
- Projections in terms of moving forward based on need
- Whether the airport should be a commercial airport or general aviation airport

Chair Ruppert reiterated the steps previously discussed and agreed upon by the Board, then asked if they wanted to expand the study to include the elements described by Commissioner Cavanaugh. Commissioner Burns inquired about what the NAA planned to achieve in the next 12 months, expressing support for how the outcomes had been presented.

Commissioner Cavanaugh believed more work was needed to determine whether it would be logical to proceed with the exploratory study.

Vice Chair Cuddihy suggested that additional language be added to the Scorecard for the year. She commended staff for incorporating feedback from the City and County but recommended including a statement about presenting the next steps to the Board since they would ultimately decide whether to continue the exploratory study.

Commissioner Dustin felt that the wording should remain as presented.

Chair Ruppert agreed that the outcomes should remain unchanged. He asked Mr. Rozansky if the Board could revisit the next steps after the joint meeting with the City Council, to which Mr. Rozansky confirmed they could.

Vice Chair Cuddihy suggested modifying Goal 1 by adding the following language: "City and County feedback obtained on Airport Exploratory Study and initiation of next steps," removing the phrase "if any." Mr. Rozansky cautioned that removing "if any" might imply that the next steps are guaranteed, whereas the original wording was intentionally ambiguous due to the uncertainty.

Chair Ruppert referred to the Capital Project phase outcome in Goal 1 and asked how the NAA would ensure accountability for projects with estimated completions in future years. Mr. Lobb explained how the projects would be tracked across future years.

Mr. Lobb then reviewed Goal 2. Vice Chair Cuddihy observed there was no numerical value for the outcome "Community sentiment survey conducted: findings/recommendations reported" because it was intended to establish a baseline. Mr. Lobb confirmed.

Mr. Rozansky provided updates on two outcomes. He mentioned that Hughes Aerospace would visit the Board next month to discuss flight procedures. He also noted that the Leaderboard for the most recent quarter had been published, and operators were actively engaged, and the program has had a positive result.

Mr. Lobb reviewed Goals 3 and 4.

Commissioner Dustin moved to approve the Scorecard, deferring the statutory goals and objectives to staff as highlighted in the presentation, with consideration to the language change in Goal 1. Vice Chair Cuddihy seconded the motion. The motion passed unanimously, 5-0. Commissioner Cavanaugh reluctantly voted in favor of the objectives but stated he struggles with the outcomes and how we are going to determine success a year from now.

Mr. Lobb noted that the highlighted items were presented for the Board's consideration and that they could decide if these were appropriate. He also mentioned that some guidance had been received from the State, and the Board might want to focus on objectives that align with enabling legislation and/or are budgeted for the upcoming fiscal year.

Chair Ruppert asked if anyone had questions or wished to remove any of the items highlighted by staff as recommendations.

Mr. Rozansky stated that at the state level, there has been increased focus on special districts. Mr. Owens provided a summary of recent state activities, highlighting the greater scrutiny placed on special districts. He reviewed some of the recent legislation affecting special districts. Mr. Rozansky then summarized the guidance received, emphasizing the need for the NAA to review its enabling legislation and budget.

For statutory purposes under Goal 1, Mr. Rozansky reviewed the highlighted items and suggested that the Customer Service rating be removed, as it was not core to the enabling legislation. There were no objections, and the Customer Service rating was removed from consideration.

Under Goal 2, Mr. Rozansky noted that none of the highlighted items were included in the enabling legislation and could also be removed. However, he suggested that if one item were to remain, it should be promoting voluntary curfew compliance, but without the 100% qualifier. Chair Ruppert agreed with this recommendation. Commissioner Dustin thought the new flight procedures and the community sentiment survey should have been highlighted, while Commissioner Burns,

Commissioner Cavanaugh, and Vice Chair Cuddihy all supported Mr. Rozansky's recommendation.

The unanimous consensus was to follow Mr. Rozansky's recommendation.

Under Goal 3, Strengthen the Airport's Economic Vitality, Mr. Rozansky said that our financial integrity and our audit are core to being accountable to the Commission and the public. He recommended the outcome, Unqualified (clean audit) opinion obtained with no unmitigated findings, be added to comply with the statutory requirement. Mr. Rozansky said that cybersecurity is an important issue and would like to add the penetration testing outcome as well. Commissioner Dustin suggested adding a mention of the budgeted operating margin but did not like the detail of 18.6%. Vice Chair Cuddihy commented that she wouldn't want to add margins but that the enabling legislation that we have to make our budget. Mr. Rozansky said that the goal could be to comply with Florida Statutes as referenced in the budget presentation. Commissioner Dustin expressed concern with cybersecurity and hackers and the outcome as written. Chair Ruppert recommended to simplify the item to "IT penetration test completed," which Mr. Rozansky supported. There was also consensus on adding all three outcomes to comply with the Statutes.

For Goal 4, Mr. Rozansky noted that significant focus had been placed on this goal. He recommended retaining the succession planning component but suggested that the professional development line did not need to remain highlighted.

Commissioner Burns raised the point that under Goal 1, the Objective "Explore lease-end alternatives" and Outcome "City and County feedback obtained on Airport Exploratory study and next steps, if any, initiated" should be highlighted. Mr. Rozansky stated that the enabling legislation addresses the Naples Airport, not a different airport, and he cautioned about putting this objective and outcome in the statutory report. There was majority consensus, 4-1, to not add this goal and outcome to the new statute.

Commissioner Dustin moved approval to proceed with the Goals and Objectives to be included in the Florida Statutory required document as discussed, based on direction given to Mr. Rozansky. Vice Chair Cuddihy seconded. The motion passed unanimously, 5-0.

3. Authorize Amendment #1 with EG Solutions (EGS) for the North Quadrant – Environmental Assessment

Mr. Miguel Carballo, Director of Planning and Development, introduced the item to authorize the Executive Director to sign Amendment #1 with EGS for the North Quadrant Environmental Assessment (EA) under the Professional Services Agreement. This includes site preparation design, permitting, bidding, and construction administration for an amount not to exceed $704,958, plus a 10% contingency, totaling no more than $775,453.80. He provided background on the request.

Mr. Scott Brady of EG Solutions presented the project background, explaining the environmental assessment of the North Quadrant. Mr. Rozansky noted that this project would follow a similar process used in a previous landfill relocation. Mr. Brady explained that the North Quadrant of the airport contains a closed municipal landfill, which needs to be relocated to improve water quality management, enhance maintenance, and prepare for potential future development. He discussed the project's impact on groundwater quality and shared baseline data from a prior test. He also

outlined the Environmental Assessment Process, including its elements and benefits, and reviewed the project cost.

Commissioner Burns asked if the sole purpose of the study was to improve water quality or some other purpose, and Mr. Rozansky confirmed that it is the primary purpose. He added that separately in the future, there could be hangar development on the site, but the immediate issue is the challenge of maintaining the site and the water quality concerns. He said it's also a wildlife hazard in its current condition.

Vice Chair Cuddihy made a motion to approve the Executive Director to execute Amendment #1 with EG Solutions in an amount not to exceed $775,453.80. Commissioner Dustin seconded. The motion passed unanimously, 5-0.

J. NEW BUSINESS

There was no new business.

Chair Ruppert called for a short recess at 12:14 p.m. The meeting reconvened at 12:23 p.m.

K. OLD BUSINESS

1. Governance

Mr. Rozansky stated that a governance workshop was held on May 15, 2024. Board discussion and consensus was being requested on the following topics:

- Review and potentially amend the bylaws as they relate to the roles of the Board, officers, and remote attendance.
- Enhance the Commissioner onboarding process to include roles, professional development, and publication of best practices.
- Develop annual performance review of, for, and by the Board
- Analyze the Board packet process and make recommendations for improvements

Mr. Rozansky stated that the staff had already been working on an improved Board packet process and that reports provided to the Board were also being enhanced.

Regarding remote attendance at meetings, Vice Chair Cuddihy did not believe the Bylaws needed to be changed but agreed with Chair Ruppert that remote attendance should be limited. Chair Ruppert expressed that remote participation should only be allowed in certain circumstances such as for a medical issue or a last-minute flight cancellation, and not for personal convenience, as it creates challenges. He encouraged everyone to attend meetings in person.

Commissioner Dustin suggested improving the onboarding process for new Commissioners and felt Mr. Owens should incorporate corporate and commission governance into the process. Commissioner Cavanaugh inquired if former commissioners could meet with new ones to discuss procedures and if so, he suggested that this be incorporated into the process. Mr. Owens clarified that active commissioners may not speak with a commissioner-elect or appointee, but former commissioners could serve as a helpful resource.

Chair Ruppert stated that he had volunteered to meet with prospective applicants to give them his perspective on what it has been like serving on the Board. He thought the onboarding process needed some improvement.

Commissioner Dustin mentioned he had asked for and received a copy of a self-evaluation document for Board members. He encouraged Mr. Rozansky to share that document with the whole Board for a discussion in October. Mr. Rozansky stated that his understanding would be that the self-reviews would be facilitated by a third-party or the Board could decide to facilitate it themselves.

Commissioner Burns requested the Board establish a process to discuss ideas on long-range planning. Chair Ruppert thought it should be discussed annually or no more than twice a year. Commissioner Dustin felt it did not require a special meeting but should be addressed during a regular meeting. Vice Chair Cuddihy asked for clarification from Commissioner Burns, who shared some ideas of what he wanted to discuss.

Mr. Owens advised that a majority vote would be necessary if the Board wished to add a future agenda item in response to Commissioner Burns' request.

Commissioner Cavanaugh made a motion to create an agenda item at a future meeting to review the work product of Commissioner Burns as it relates to his concerns and ideas around long-term planning with Board review of that document to determine if as a Commission, we want to move forward with long-term planning, and if so, what process and what timing. Commissioner Burns seconded. The motion passed unanimously, 5-0.

Commissioner Cavanaugh said that he would like to get more information before a meeting so that it doesn't have to be discussed at the meeting, but the Board has time to absorb it and do not have to spend 5, 10 or 30 minutes on a particular item at a meeting. Mr. Lobb said that is one of our objectives in the consolidated Board report that will be presented next month. Commissioner Cavanaugh said it requires the Board to understand that it is information only and if a Board member has questions, they can be asked during the one-on-one meeting with the Executive Director and Authority Counsel.

L. LEADERSHIP TEAM REPORT

1. Leadership Team Report

Vice Chair Cuddihy commented about NAA staff's attendance at the 2024 Florida Airports Council Annual Conference, and several members were appointed into leadership roles at that conference. She congratulated Mr. Rozansky and his team.

Commissioner Burns mentioned emerging aviation technologies and thought another update would be helpful. Mr. Rozansky said it had not evolved much since the last update, but at the desire of the Board, staff would prepare an update. Chair Ruppert said that Mr. Stephen Myers closely follows that topic and suggested inviting him to provide an update to the Board.

At Vice Chair Cuddihy's request, Mr. Rozansky provided an update from his meeting with the Collier County Manager and leadership staff. He said they agreed to focus on the exploratory study's outcome before discussing a potential collaboration regarding airport operations.

M. FINANCIAL REPORTS

1. Financial Summary

Mr. Warriner provided a brief review of the August financials. He asked if there were any questions.

Vice Chair Cuddihy made a motion to accept the financial report for the month of August. Commissioner Dustin seconded the motion. The motion passed unanimously, 5-0.

N. COUNSEL'S REPORT

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

O. PUBLIC COMMENTS (5-minute limit)

There were no public comments.

P. CORRESPONDENCE/COMMISSIONER COMMENTS & REQUESTS/MEETINGS

Commissioner Burns wished to discuss JSX, noting the Executive Director had explained they could not be prohibited from flying into the Naples Airport. He raised concerns about safety and asked for an update on the agreement.

A discussion ensued regarding TSA security procedures for single seat charter airlines, JSX pilots' experience, and potential reduction of other operations due to the JSX services. Commissioner Burns said if the FAA was looking at this type of charter operation, perhaps it would be prudent to wait and observe the safety of JSX operation before an agreement is signed. Mr. Rozansky said JSX has a robust security and screening program, however, it is not conducted by TSA. He said NAA's aviation counsel, Peter Kirsch, was asked about the regulatory dispute, and given the different situation in Westchester County, his response was that the airport does not have a choice whether or not to limit their operation at the airport. However, the airport would have discretion about where and how they operate.

Commissioner Cavanaugh provided comments on the airport exploratory study's cost and process. He stated that several County Commissioners and City Council Members have provided inaccurate statements and would like to respond to their opinions with correct information. First, the cost of the study did not use one dime of any County or City taxpayer funds. The NAA is a nontaxing body and all costs of the NAA are borne by the aviation community through services the NAA provides or through Florida Department of Transportation or Federal Aviation Administration grants. The funds for this study would have been used for other airport needs had they not been allocated to this project. Additionally, the NAA will pay the City of Naples over a million and half dollars this year for fire and police protection.

The NAA is an operating authority with very little transportable assets. It has no taxing authority and can only issue $15 million in debt. It is outlined in the study that the cost of relocation is substantial. The locations outlined are all in the County, and the County will need to be the sponsoring entity and provide significant funding for any potential move they would support. The City should also realize that they will need to provide a financial incentive of substantial size to make a potential relocation feasible. He opined that the real estate will need to be monetized for this to happen. The NAA is the organization responsible for managing the airport and this study, but the County and the City will need to be the primary players from a planning, investment, and execution perspective for such a relocation.

He also disagreed strongly with members of the County and City governments who say the study is financially wasteful and a waste of time. Many constituents had requested the study. As an appointed official, Commissioner Cavanaugh sees the value in listening to all voices and provide reliable information for citizens to make informed decisions. This exploratory study does just that. He finds it discouraging and wrong for elected officials to dismiss the study as a waste of time. He was disappointed the County Commissioners did not wish to meet in an open public setting for a discussion. He thanked the City of Naples for scheduling an upcoming joint session and looks forward to the workshop in November.

Vice Chair Cuddihy raised the issue of the Picayune Strand State Forest (PSSF) as a potential relocation site because it continues to be discussed in the community, which is causing much angst. She cited a recent newspaper article and assumed Commissioner Burns did the interview for the piece. Vice Chair Cuddihy recalled that during the May Board meeting, potential sites were discussed and Commissioner Burns proposed that the PSSF be included. During that discussion, Commissioner Burns wanted to keep it in, Commissioner Cavanaugh wanted more information, and a Board voted whether to include it. She noted the vote was 3-2 to not have the PSSF in the study. She expressed concern that PSSF continues to be discussed in the community and that Commissioner Burns continues to promote it. She feels it is a reflection on the Board when he does that, but the Board decided in May to not include it in the study. She wondered why this continues to come up because it seems to prompt government officials' responses, and the Conservancy has spent a tremendous amount of time on it. She said considering the recent governance workshop, she would like to find a way for the Board to support its own decisions. She said Board members can have dissenting opinions, but a member should comment as such, and indicate the Board had voted against it. Commissioner Burns appreciated Vice Chair Cuddihy raising the issue. He assured Vice Chair Cuddihy that he was 100 percent behind the Board's vote of 3-2 to take the PSSF out of the picture for the exploratory study. He said he respects the Board and the vote. He said the Naples Daily News reporter asked him after the May meeting why he felt the way he did about the PSSF. He requested that she email her questions to him for a response. He claimed he responded but the article didn't appear until she chose the timing of when to put the article in the paper, which was after the August meeting. He said it was disappointing to him.

Chair Ruppert provided an update on a recent meeting held on September 5, 2024, with the Mayor, City Manager, and Executive Director Rozansky. Topics discussed in the two-hour meeting included the scheduling of a joint workshop on November 7th, the status of the exploratory study, next steps for City Council to vote on it, and confirmation that the PSSF option was removed from the study as a potential site as of the May Board Meeting. At the October 14, 2024, City Council Meeting, the NAA will present a debrief of the exploratory study to City Council. Other topics discussed were the County's response to the NAA's request for a joint meeting, the progress on flight procedures, an FAA Reauthorization presentation by Peter Kirsch at the November 7th joint

meeting, joint lobbying efforts with congressional leaders, the Fly Safe Fly Quiet Leaderboard, the airport utilization plan concerning new development, expanded support from the Naples Police Department for the airport, use of noise monitors for data collection, and the Board's position on continuing to accept FAA grant funds. Chair Ruppert also elaborated on his own position about being open for a discussion about the suspension of taking FAA grant funding if two criteria would be met – one being more local control and the second being financial underwriting in an NAA cash deficit for lack of taking grants.

Chair Ruppert stated that Mr. Rozansky is working with Mr. Boodheshwar on the agenda. In order to make best use of time at the workshop meeting, Commissioner Cavanaugh said that it would be beneficial for City Council to share their questions in advance of the October 17th Regular Meeting in preparation for the November 7th Joint Workshop.

Q. ADJOURNMENT

With no further business, the meeting adjourned at approximately 1:28 p.m.

Christopher A. Rozansky
Secretary

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

FCITY 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, September 19, 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, Consultant Selection Committee Member
Executive Director: Christopher A. Rozansky
Authority Attorney: William L. Owens, Esq. of Bond, Schoeneck & King, PLLC

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. August 15, 2024, Regular Meeting Minutes

E. PRESENTATIONS AND TIME CERTAIN ITEMS

1. Master Drainage Plan Submittal Update

2. Revenue Enhancement Opportunities

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. Second Amendment to the Agreement with EG Solutions for the Purchase of Water Quality Monitoring Equipment for $642,240

2. Agreement with Public Trust Advisors, LLC

3. Amended and Restated Lease with Collier County for MedFlight

4. First Amendment to the Agreement with Vector Airport Systems, LLC

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

1. Resolution 2024-7, Adoption of Fiscal Year 2025 Operating and Capital Budget

2. Adopt FY25 Strategic Plan Scorecard, Including Certain Requirements of 189.0694, Florida Statutes

3. Authorize Amendment #1 with EG Solutions (EGS) for the North Quadrant - Environmental Assessment

J. NEW BUSINESS

K. OLD BUSINESS

1. Governance

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

NOISE REPORT

OCTOBER 2024

PRESENTED BY

Naples AIRPORT AUTHORITY

MITIGATE ADVERSE IMPACTS OF AIRPORT NOISE TO THE EXTENT FEASIBLE

Public Outreach & News

The Noise Abatement Specialist is working to construct customized maps of alternate airports for flight schools that meet the minimum cross-country requirement of 50 nautical miles.

The Noise Abatement Specialist continues to speak with pilots in the terminal and on the ramps regarding the noise sensitivity of the surrounding community. Due to Hurricane Milton, flight school visits scheduled for the week of October 7th were postponed.

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.

On October 28th, the Noise Abatement Specialist will be attending the ACI-NA/AAAE Airport Noise Conference in Raleigh, NC.

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 September and in FYTD 24.
- Staff was able to speak with 92% of curfew violators in September.
- Staff was able to speak with 80% of curfew violators in FYTD 24.

Trends

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

	Curfew Violations	Jet Curfew Violations	Noise Commenters	Jet Ops	Total Ops
SEPT 24	⬇ 5%	⬇ 3.6%	⬆ 75%	⬇ 7%	⬆ 2%
FYTD 24	⬆ 12%	⬆ 6%	⬆ 10.5%	⬆ 5.8%	⬆ 3.5%

- 40 comments (87%) from 2 commenters in September 2024.
- Due to the effects of Hurricane Ian, the airport was not open for operations from October 1 to 14 in FY23. FY 23 had 0 curfew operations vs. 61 during the same period in FY 24 and 52 in FY 22.

NOISE REPORT

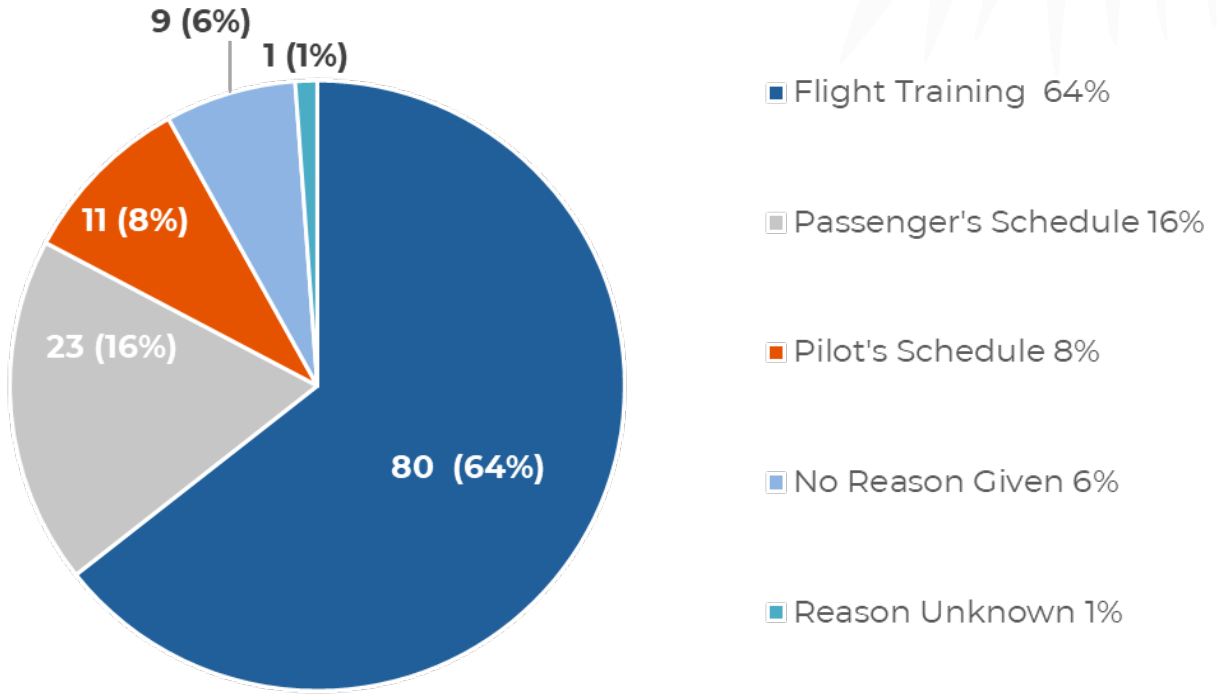
Please FLY SAFE FLY QUIET

SUMMARY OF CURFEW VIOLATIONS

- EnvySky, one of the top violators in July, continues to keep its operations reduced by almost 50%. The owner stated, "I had a meeting with my pilots about the nighttime operations at KAPF. Please feel free to let us know what else can we do to help the aviation community and airports operations."
- Zap Magic, N63JP, expressed their apologies: "I do apologize for the early departure. We had an urgent pickup for the aircraft owner." They are aware of and typically abide by the voluntary curfew.
- Rexair reduced its curfew operations by 95%.
- "No Reason Given" denotes contact was made, party was unwilling to provide a reason for flight.

REASONS FOR CURFEW VIOLATIONS

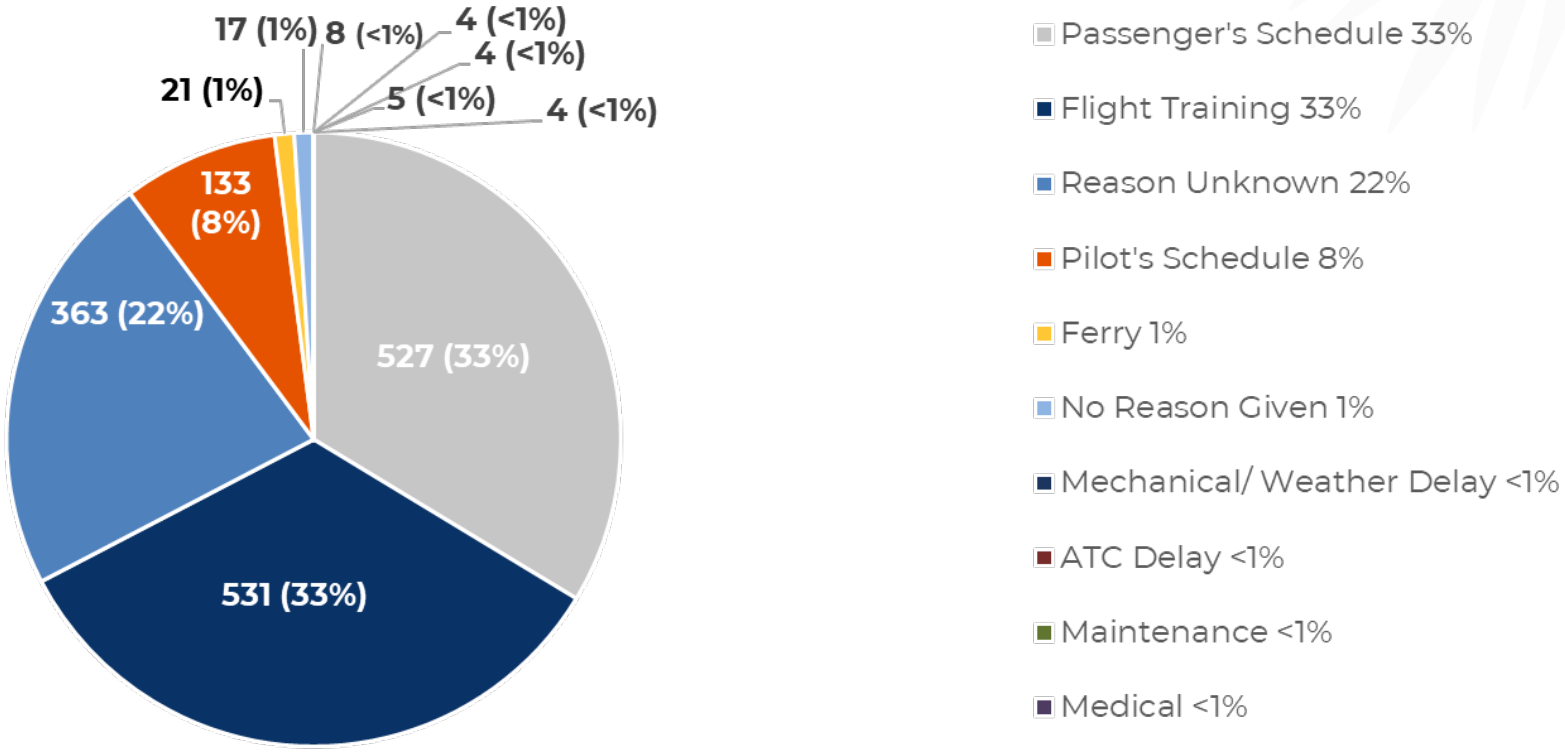
September 2024



Please FLY SAFE FLY QUIET

REASONS FOR CURFEW VIOLATIONS

FYTD 2024



SEPTEMBER – TOP CURFEW VIOLATORS WITH CONTACT INFORMATION

COMPANY	NUMBER OF OPS	TAIL NUMBER	ADDRESS	PHONE NUMBER	REASON
Naples Air Center Inc.	21	MULTIPLE	230 Aviation Dr S, Naples, FL	239-643-1717	Flight Training
Treasure Coast Flight Training	15	MULTIPLE	2400 SE Thunderbolt Dr, Stuart, FL	772-219-4191	Flight Training
EnvySky	9	MULTIPLE	601SW 77th Way, Pembroke Pines, FL 33023	888-368-9759	Flight Training
Ameriflyers of Texas Inc.	4	9520W, 505AF	4650 Airport Pkwy, Addison, TX 75001	800-362-0808	Flight Training
Randolph Aviation / Elite	4	5A, 7DR, 6A	125 Aviation Dr. S., Naples, FL 34104	239-900-9000	Pax Schedule
Paragon Airplane Leasing	4	422US, 50HF	511 Danley Dr, Ft Myers, FL 33907	239-274-3170	Flight Training
Endeavour Flight Training Inc.	4	611EA	14229 SW 127th St., Miami, FL 33186	305-769-2779	Flight Training
FlexJet/Flight Options LLC	4	450FX, 441FX, 391FX, 395FX	26180 Curtiss Wright Pkwy, Cleveland, OH 44143	216-261-3500	Pax Schedule
Luxaire Center Inc.	4	63424	1200 Flight Line Blvd, Ste 4, Deland, FL 32724	856-503-7366	Flight Training
Florida Flight Training Center	4	1474W, 944TT	160 Airport Ave., E., Venice, FL 34285	941-484-3771	Flight Training

FISCAL YEAR 2024 – TOP CURFEW VIOLATORS WITH CONTACT INFORMATION

COMPANY	NUMBER OF OPS	TAIL NUMBER	ADDRESS	PHONE NUMBER
Naples Air Center Inc.	110	MULTIPLE	230 Aviation Dr. S, Naples, FL 34104	239 643 1717
Treasure Coast Flight Training	93	MULTIPLE	2400 Thunderbolt Dr., Stuart, FL 34996	772-219-4191
EnvySky / Aerospace Aviation Services Inc./Rent & Fly	92	MULTIPLE	1209 N. Orange St., Wilmington, DE 19801	305-205-8653
RexAir Aircraft	84	MULTIPLE	304 Citation Point, Naples, FL 34104	239-649-8822
FlexJet LLC/Flight Options Inc.	73	MULTIPLE	26180 Curtiss Wright Pkwy, Cleveland, OH 44143	216-261-3500
Elite Jets Charter LLC	39	1Y, 4B, 5A, 6A, 7DR	125 Aviation Dr. S., Naples, FL 34104	239-900-9000
Jet 1 Charter	32	MULTIPLE	101 Aviation Dr., N., Naples, FL 34104	239-643-9700
Oakes Farms	25	325FP, 368FD	4206 Mercantile Ave., Naples, FL 34104	239-777-2257
Melbourne Flight Training LLC	23	MULTIPLE	1401 General Aviation Dr., Melbourne, FL 32935	321-345-3194
JetEdge/JetSelect LLC	23	MULTIPLE	4131 Worth Ave., Columbus, OH 43219	818-442-0096

NOISE REPORT

Please FLY SAFE FLY QUIET

SEPTEMBER– TOP CURFEW VIOLATORS

SEPTEMBER FY 2024

NAME	TAIL NUMBER	NUMBER OF OPS	% OF OPERATOR OPS	% OF APF CURFEW OPS
Naples Air Center Inc	MULTIPLE	21	1.7%	12.8%
Treasure Coast Flight Training	MULTIPLE	15	16%	9.1%
EnvySky	MULTIPLE	10	11.1%	5.5%
Ameriflyers of Texas Inc.	9520W, 505AF	4	10.5%	2.4%
Randolph Aviation / Elite Jets	5A, 7DR, 6A	4	6.2%	2.4%
Paragon Flight Training	422US, 50HF	4	7.3%	2.4%
Endeavour Flight Training Inc.	611EA	4	66.7%	2.4%
FlexJet	450FX, 441FX, 391FX, 395FX	4	2.6%	2.4%
Luxaire	63424	4	100%	2.4%
Florida Flight Training Center	1474W, 944TT	4	14.3%	2.4%

SEPTEMBER FY 2023

NAME	NUMBER OF OPS
RexAir Aircraft LLC	14
Treasure Coast Flight Training	7
Naples Air Center	6
Oakes Farms Food & Distribution Services	6
King Sky Flight Academy	4
Flight Options LLC / FlexJet	4
Central Aviation	4
Elite Jets Charter LLC	3

SEPTEMBER FY 2022

NAME	NUMBER OF OPS
Elite Jets Charter LLC	7
Rexair Flight School	5
Flight Options LLC / FlexJet LLC	4
Florida Flight Training Center	4
Gama Aviation LLC / Wheels up / Mountain Aviation	3
Columbia Collier Properties LLC	3
Oakes Farms Food & Distribution Services LLC	3
Puro Humo Aviation LLC	2
2021 CFT LLC	2
Bolder Travel LLC	2

YEAR TO DATE – TOP CURFEW VIOLATORS

FY 2024

NAME	TAIL NUMBER	NUMBER OF OPS	% OF OPERATOR OPS	% OF APF CURFEW OPS
Naples Air Center Inc.	MULTIPLE	110	0.5%	4.4%
Treasure Coast Flight Training	MULTIPLE	93	4.5%	3.7%
EnvySky / Aerospace Aviation Services Inc. / Rent & Fly	MULTIPLE	92	17.4%	3.7%
RexAir Aircraft	MULTIPLE	84	0.7%	3.4%
FlexJet LLC / Flight Options Inc.	MULTIPLE	73	1.8%	2.9%
Elite Jets Charter LLC	1Y, 4B, 5A, 6A, 7DR	39	3.1%	1.6%
Jet 1 Charter	MULTIPLE	32	4.5%	1.3%
Oakes Farms	325FP, 368FD	25	7.6%	1%
Melbourne Flight Training LLC	MULTIPLE	23	31.9%	0.9%
JedEdge/JetSelect LLC	MULTIPLE	23	4.9%	0.9%

FY 2023

NAME	NUMBER OF OPS
RexAir Aircraft LLC	65
Flight Options LLC / FlexJet LLC	64
Naples Air Center	63
Treasure Coast Flight Training	53
Elite Jets Charter LLC	38
Oakes Farms Food & Distribution Services	27
Gama Aviation LLC / Wheels Up / Mountain Aviation	25
Stork 1, LLC	23
JetSelect LLC / JedEdge	23

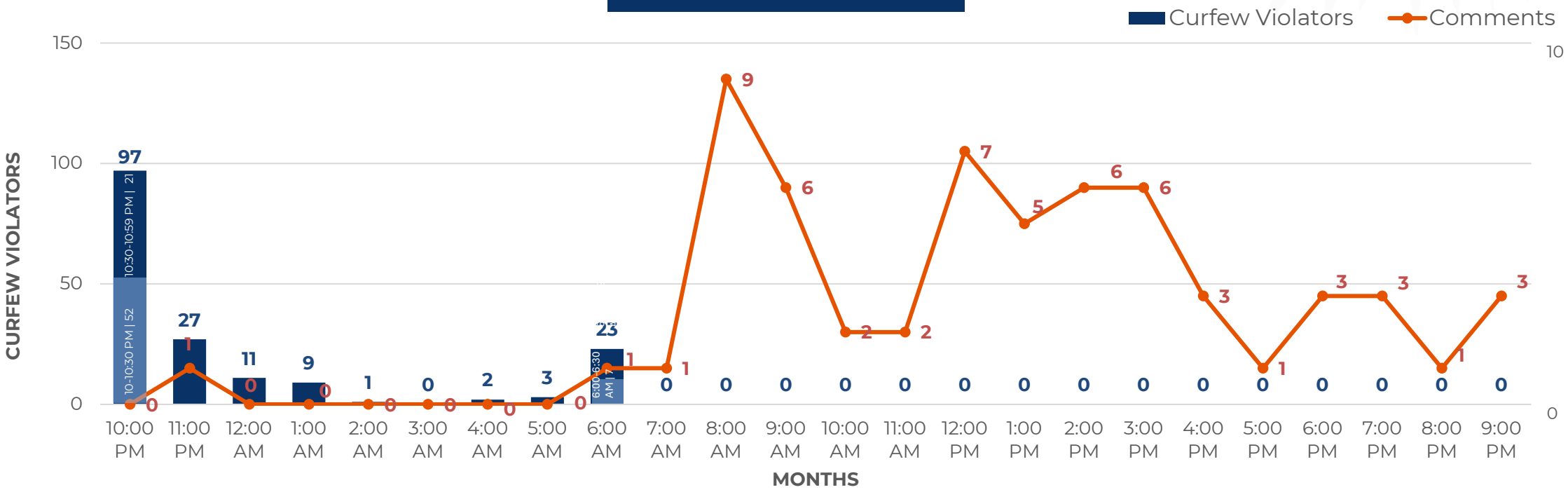
FY 2022

NAME	NUMBER OF OPS
NetJets Sales Inc.	205
Flight Optiosn LLC / FlexJet LLC	107
Elite Jets Charter LLC	95
RexAir Flight School	90
Wheels Up Private Jets LLC	39
Naples Air Center	33
Oakes Farms Food & Distribution Services LLC	27
JetSelect LLC / JetEdge	23
Blue Grass Capital Holdings LLC	22
Columbia Collier Properties LLC	20

CURFEW VIOLATORS BY HOUR VS COMMENTS BY HOUR

September FY 2024

CURFEW HOURS: 10PM – 7 AM

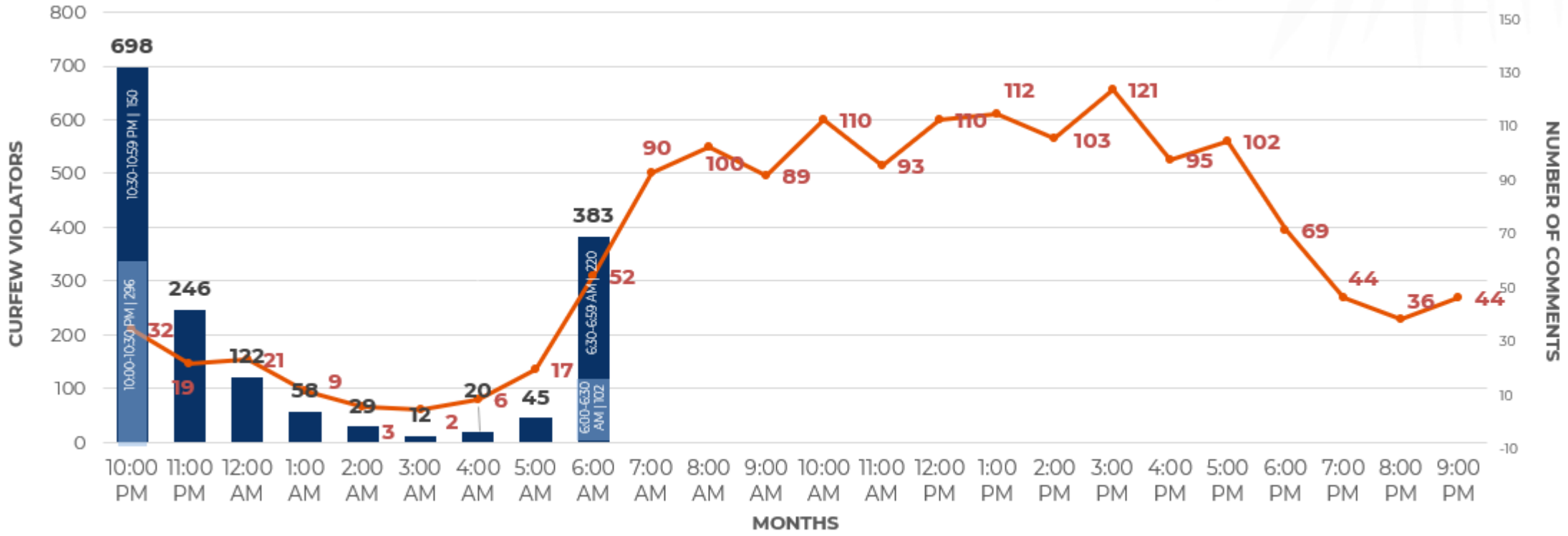


Please FLY SAFE FLY QUIET

CURFEW VIOLATORS BY HOUR VS COMMENTS BY HOUR

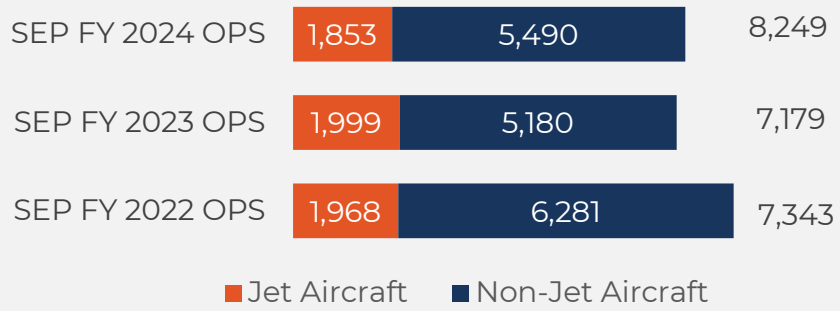
FYTD 2024

CURFEW HOURS: 10PM – 7 AM

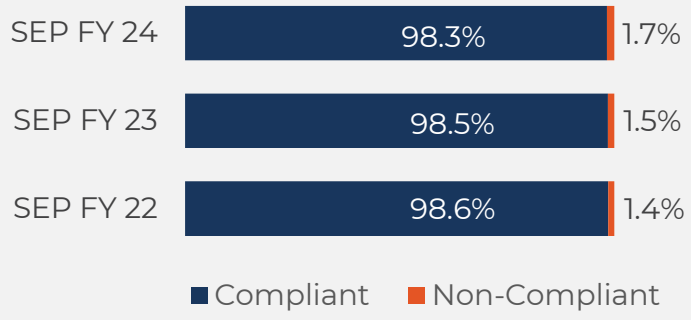


SEPTEMBER – YEAR-OVER-YEAR COMPARISON

TOTAL AIRCRAFT OPERATIONS

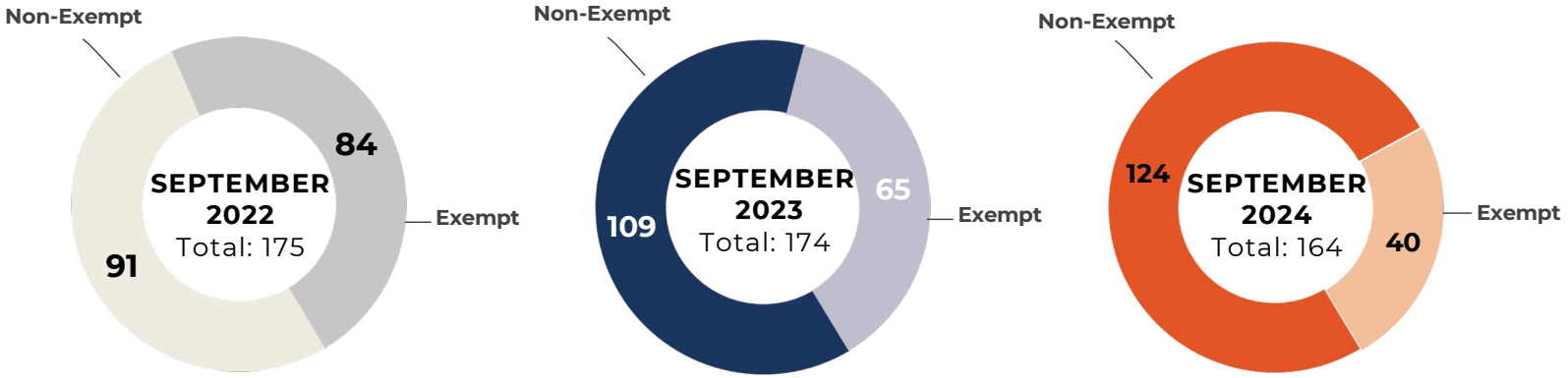


VOLUNTARY CURFEW COMPLIANCE RATE



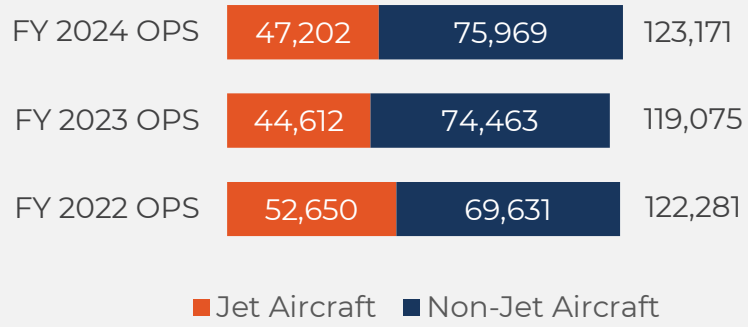
VOLUNTARY CURFEW OPERATIONS

Through September 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..

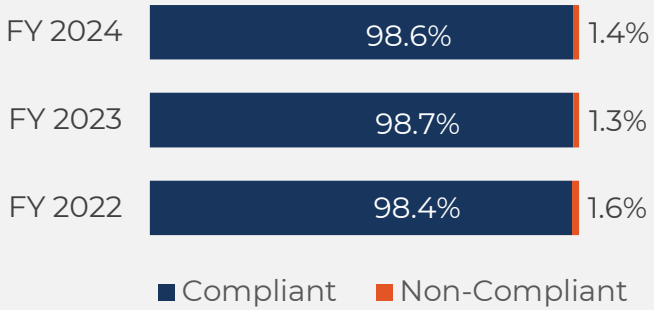


FISCAL YEAR-OVER-YEAR COMPARISON

TOTAL AIRCRAFT OPERATIONS

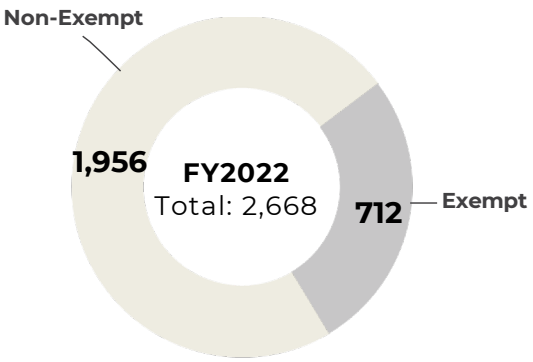


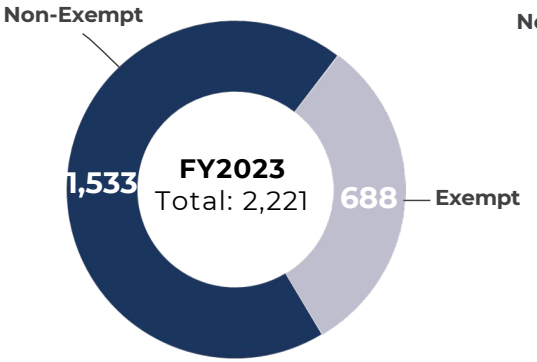
VOLUNTARY CURFEW COMPLIANCE RATE

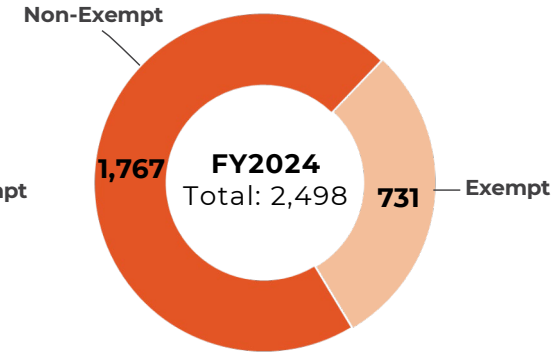


VOLUNTARY CURFEW OPERATIONS

Through September 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..







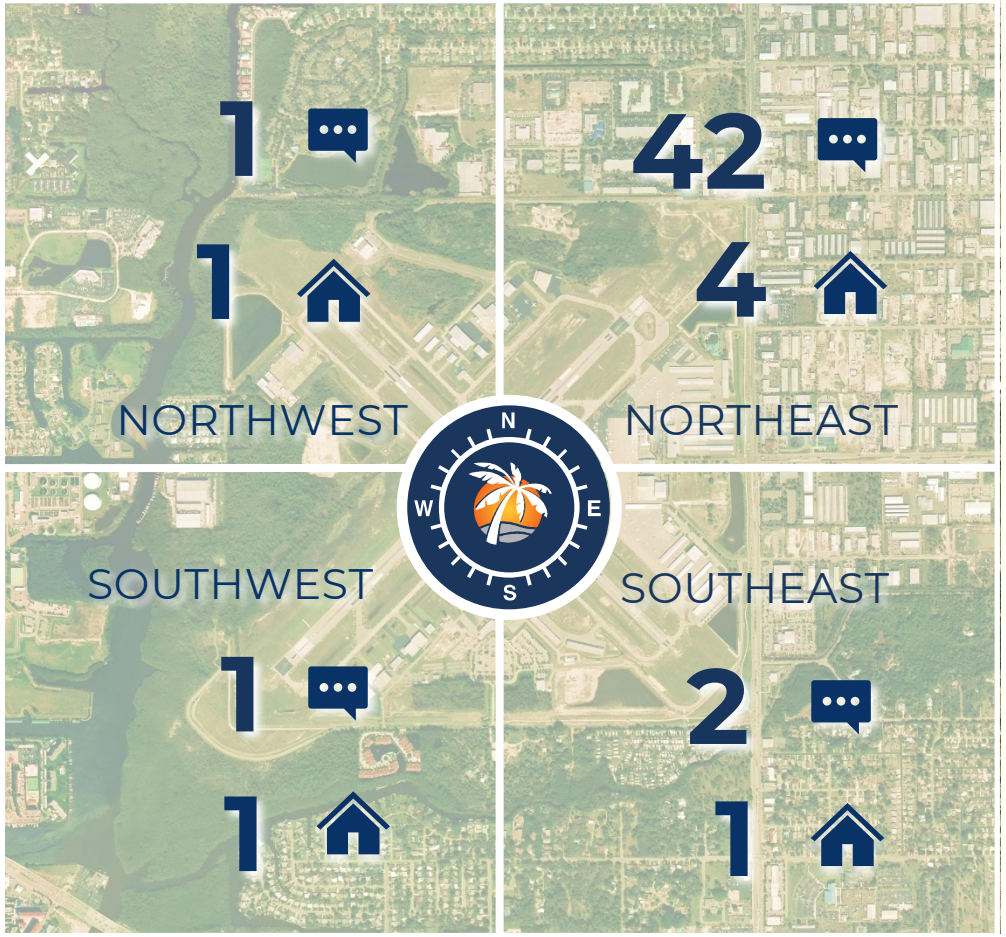
SEPTEMBER FY 2024 COMMENTS

Comments by Neighborhood in September FY24

Neighborhood	Households	Traditional Comments	Airnoise Comments
Collier Woods	1	0	35
Willoughby Acres	1	5	0
Royal Harbor	1	2	0
Coquina Sands	1	1	0
Golden Gate City	1	1	0
Wyndemere	1	1	0
Old Naples	1	1	0
Totals	**7**	**11**	**35**

- 87% of comments from 2 households
- 35 comments (76%) via 1 Airnoise user*

COMMENTS AND HOUSEHOLDS BY QUADRANT IN SEPTEMBER 2024



* Airnoise comments for APF began on March 30, 2024.

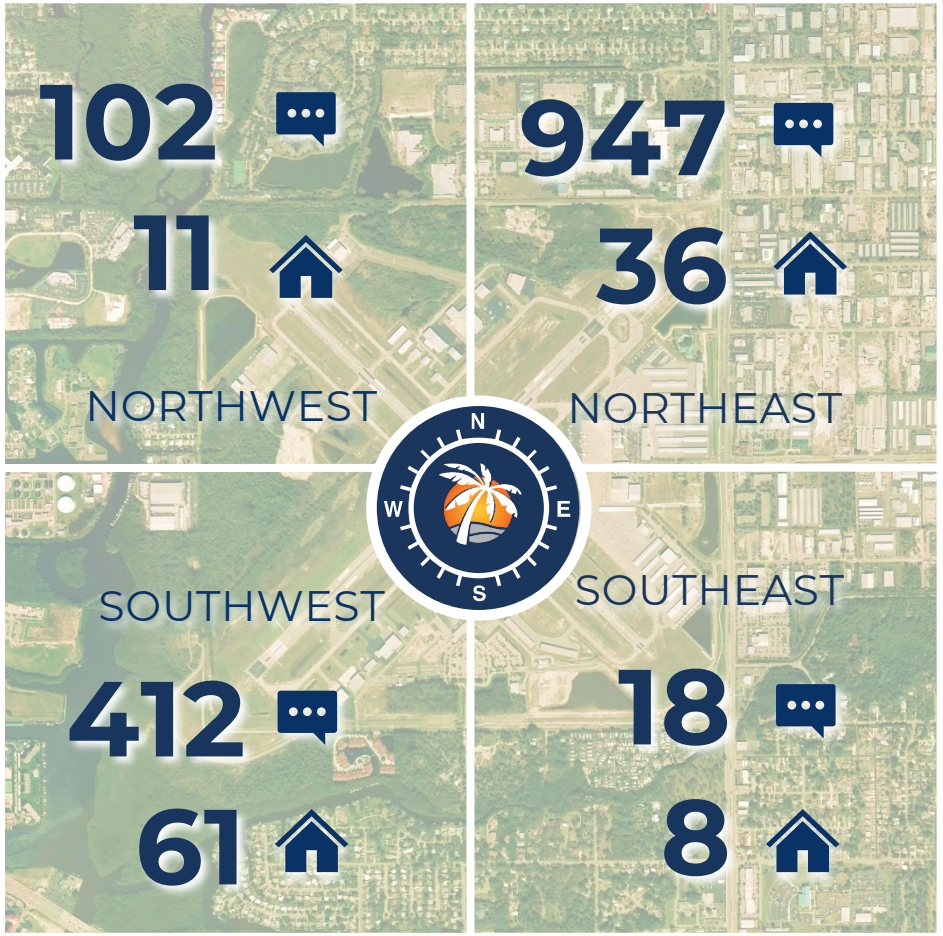
NOISE REPORT

FYTD 2024 COMMENTS

Comments by Neighborhood in FYTD 2024

Neighborhood	Households	Traditional Comments	Airnoise Comments
Old Naples	50	129	252
Wyndemere	6	31	0
Collier Woods	4	42	342
Golden Gate Estates	4	6	0
Golden Gate City	5	6	0
Briarwood	3	243	0
Moorings	3	18	0
Royal Harbor	2	10	0
Marina Manor	2	5	0
Mariners Cove	3	4	0
Logan Woods	3	3	0
Lake Park	1	16	0
Parkshore	2	15	0
Bay front	2	12	0
Sun Terrace	2	11	0
Grey Oaks	2	9	0
Kings Lake	2	4	0
Willoughby Acres	1	248	0
Coquina Sands	1	37	0
Coconut Creek	1	7	0
Moorings Park / Naples Grande	1	8	0
Orchid Run	1	2	0
Pine Ridge	2	2	0
Unknown	1	3	0
Vineyards	1	2	0
Neighborhoods w/ 1 Comment	11	11	0
Totals	**116**	**885**	**594**

COMMENTS AND HOUSEHOLDS BY QUADRANT IN FYTD 2024

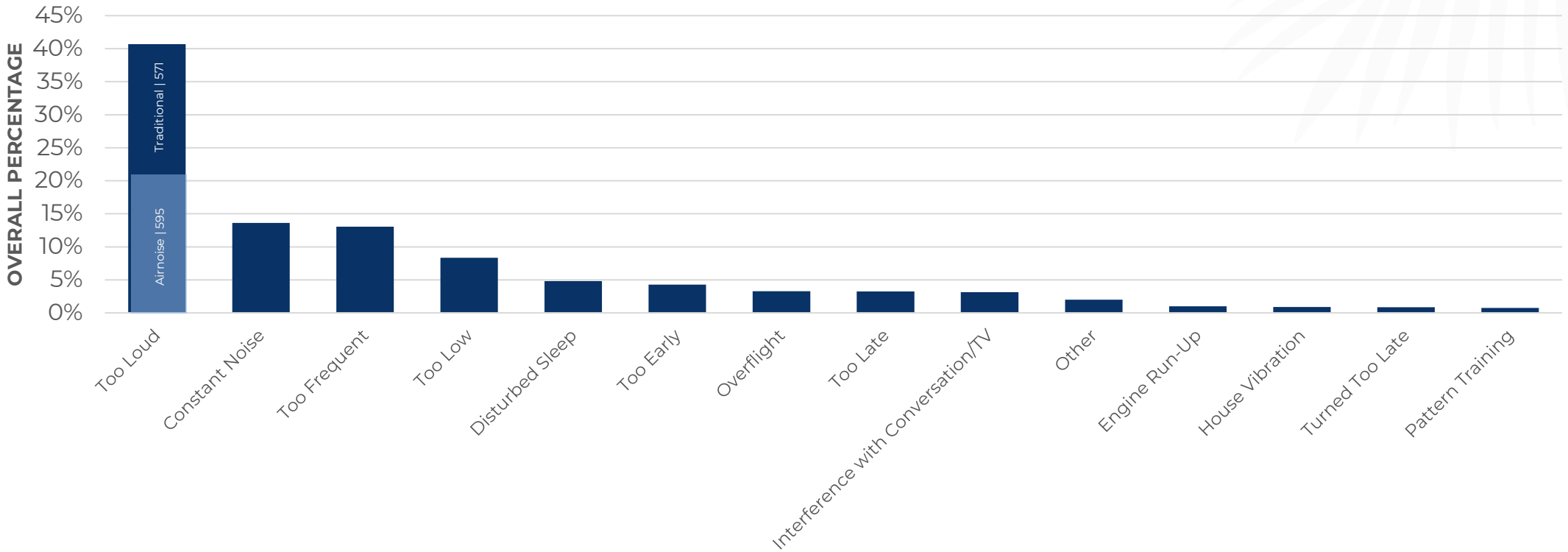


- 58% of comments from 3 households
- 595 comments (40%) from 5 Airnoise users*
- 55 comments related to public service flights

Please FLY SAFE FLY QUIET

PUBLIC COMMENT BY REASON

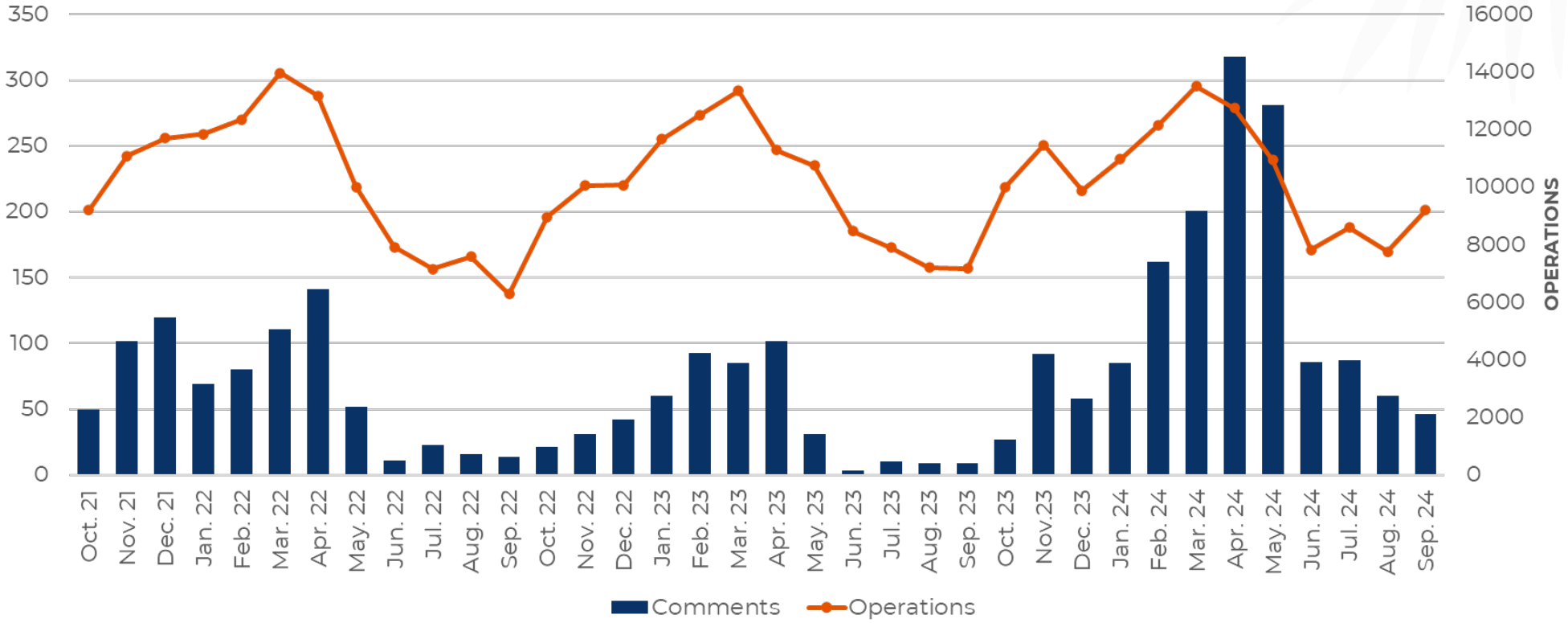
FYTD 2024



- 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%.
- All Airnoise comments default to “Too Loud”.

TREND OF COMMENTS AND OPERATIONS BY MONTH

36 MONTHS



NOISE REPORT

Please FLY SAFE FLY QUIET

2022 FYTD NOISE COMMENTS

152
Distinct households filed aircraft noise comments.

787
Noise comments received from those households.

50% of comments from 8 households

2023 FYTD NOISE COMMENTS

104
Distinct households filed aircraft noise comments.

499
Noise comments received from those households.

53% of comments from 5 households

2024 FYTD NOISE COMMENTS

116
Distinct households filed aircraft noise comments.

1479
Noise comments received from those households.

58% of comments from 3 households
40% from Airnoise users

UPCOMING EVENTS / INFORMATION

NOVEMBER BOARD MEETING
Thursday, November 21st
Naples City Hall
8:30 AM

NOISE COMPATIBILITY COMMITTEE MEETING
Thursday, October 30th
Airport Office Building
9:00 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: Larisa Zadorecky, Director of Human Resources

Meeting Date: October 17, 2024

Re: **CONSENT AGENDA**

1. **Adoption of Resolutions 2024-8 and 2024-9, Appointing Retirement Trustee and Plan Sponsor/Administrator for the Authority's Retirement Plans and Rescinding Prior Resolutions**

SUMMARY: Board adoption of the Resolutions 2024-8 and 2024-9 appointing retirement Trustee and Plan Sponsor/Administrator for the Authority's retirement plans and rescinding prior resolutions.

BACKGROUND: The NAA recently changed retirement plan managers from Mission Square to Lincoln Alliance, managed by Lincoln Financial Group. As a result, the NAA Board of Commissioners is required to update the Plan Trustee and Plan Sponsor/Administrator. Currently the Executive Director serves as the Plan Trustee, and the Director of Finance and Administration serves as the Plan Coordinator.

Resolution 2024-8 would designate the Executive Director as the Trustee.

Resolution 2024-9 would designate the Director of Human Resources as the Plan Sponsor and Administrator.

COMMUNICATIONS PLAN: None anticipated at this time.

FINANCIAL IMPACT: None anticipated at this time.

RESOLUTION 2024-08

A RESOLUTION DESCRIBING THE RESPONSIBILITIES OF THE EXECUTIVE DIRECTOR AS TRUSTEE OF THE AUTHORITY'S 457(B) DEFERRED COMPENSATION PLAN AND 401(A) DEFINED CONTRIBUTION PLANS; INDEMNIFYING THE EXECUTIVE DIRECTOR FOR ACTIONS RELATED TO THE DUTIES OF THE TRUSTEE; SUPERSEDING PRIOR RESOLUTIONS OF THE AUTHORITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the retirement plans available to specified employees of the City of Naples Airport Authority (the "Authority") include one 457(b) Deferred Compensation Plan and two 401(a) Defined Contribution Plans (collectively the "Plans"); and

WHEREAS, the Plans each provide that the trustee of the Plans shall be the Authority or such other person designated by the Authority who agrees to act in that capacity; and

WHEREAS, the Authority desires to designate the Executive Director as the trustee of the Plans ("Trustee") and to describe the Executive Director's responsibilities as Trustee; and

WHEREAS, the Authority wishes to indemnify the Executive Director for actions related to the duties of the Trustee;

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

Section 1. The Executive Director of the Authority shall be the Trustee of the Plans.

Section 2. The Executive Director shall discharge his responsibilities as Trustee of the Plans solely in the interest of the participants and their beneficiaries and defraying expenses of administering the Plans and in accordance with the provisions of the trust agreements for the Plans, as set forth in each of the Plans' governing plan document.

Section 3. Except as provided under applicable law, no part of the assets of the Plans may be used for, or diverted to, purposes other than the benefit of the participants and their beneficiaries.

Section 4. As Trustee of the Plans, the Executive Director is authorized to satisfy the obligations of the Authority with respect to the Plans, including, without limitation, the authority to engage the services of, and consult with, investment advisors, investment advisor representatives, counsel and consultants (collectively "Consultants"); to develop an investment policy statement with the assistance of Consultants; to select investment options to be offered by the Plans with the assistance of Consultants, including, but not limited to, the participation of the Plans in the Lincoln National Life Insurance Company; to periodically evaluate the investment performance of those investment options and recommend and adopt investment option changes with the assistance of Consultants; to provide participant investment

education and communications with the assistance of Consultants; and to perform such other duties as may be prescribed or required.

Section 5. The Executive Director shall be accorded the resources and authority appropriate to discharge the responsibilities of Trustee of the Plans at the expense of the Authority.

Section 6. The Authority shall indemnify the Executive Director for any loss, cost, expense or other damage, including reasonable attorneys' fees and costs, suffered by the Executive Director resulting from or incurred with respect to the performance of services by the Executive Director as Trustee of the Plans. The indemnification provided for hereunder shall include, but not be limited to: (a) any action taken or not taken by the Executive Director at the direction or request of the Authority or any fiduciary under the Plans or in good faith reliance upon the recommendation or opinion of Consultants; and (b) all costs and expenses incurred by the Executive Director in enforcing the indemnification provisions hereof, including reasonable attorneys' fees and costs.

Notwithstanding anything herein to the contrary, the indemnification hereunder shall not apply to the extent that any loss, cost, expense or damage with respect to which the Executive Director shall seek indemnification is held by a court of competent jurisdiction, in a final judgment from which no appeal can be taken, to have resulted either from the gross negligence or willful misconduct of the Executive Director.

Section 7. This Resolution supersedes all prior resolutions of the Authority concerning the designation, responsibilities and indemnification of the trustee of the Plans. To the extent that there is any inconsistency or conflict with any of the provisions contained in this Resolution with prior resolutions of the Authority, the provisions set forth in this Resolution shall govern and control.

Section 8. 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 17TH DAY OF OCTOBER, 2024.

Attest:

_____
Christopher A. Rozansky
Executive Director

CITY OF NAPLES AIRPORT AUTHORITY

By: _____
Richard Ruppert
Chair

Approved as to form and legal sufficiency by:

_____
Josiah H. Elsaghir, Esq for
William L. Owens, Authority Counsel

RESOLUTION 2024-09

A RESOLUTION DESCRIBING THE RESPONSIBILITIES OF THE DIRECTOR OF HUMAN RESOURCES AS PLAN SPONSOR AND ADMINISTRATOR OF THE AUTHORITY'S 457(B) DEFERRED COMPENSATION PLAN AND 401(A) DEFINED CONTRIBUTION PLANS; INDEMNIFYING THE DIRECTOR OF HUMAN RESOURCES FOR ACTIONS RELATED TO THE DUTIES OF PLAN SPONSOR AND ADMINISTRATOR; SUPERSEDING PRIOR RESOLUTIONS OF THE AUTHORITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the retirement plans available to specified employees of the City of Naples Airport Authority (the "Authority") include the following (collectively the "Plans"): (i) one 457(b) Deferred Compensation Plan and (ii) two 401(a) Defined Contribution Plans and

WHEREAS, the Authority entered into an Administrative Services Agreement, dated October 1, 2024, with the Lincoln National Life Insurance Company, an Indiana company, for recordkeeping and administration of the Plans; and

WHEREAS, the Authority desires to designate the Director of Human Resources as the sponsor and administrator of the Plans ("Plan Sponsor/Administrator") and to describe the Director of Human Resources' responsibilities as Plan Sponsor/Administrator; and

WHEREAS, the Authority wishes to indemnify the Director of Human Resources for actions related to the duties of the Plan Sponsor/Administrator;

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

Section 1. The Director of Human Resources of the Authority shall be the Plan Sponsor/Administrator of the Plans.

Section 2. The Director of Human Resources of the Authority shall discharge his or her responsibilities as Plan Sponsor/Administrator of the Plans solely in the interest of the participants and their beneficiaries as set forth in the provisions of each of the Plans' governing plan documents.

Section 3. Except as provided under applicable law, no part of the assets of the Plans may be used for, or diverted to, purposes other than the benefit of the participants and their beneficiaries.

Section 4. As Plan Sponsor/Administrator of the Plans, the Director of Human Resources of the Authority is authorized to: (a) receive reports, notices and other information from Lincoln National Life Insurance Company; (b) cast, on behalf of the Authority, any required votes under the trust; (c) delegate any administrative duties relating to the Plans to appropriate departments or employees of the Authority; and (d) execute all necessary agreements with Lincoln National Life Insurance Company that are incidental to the administration of the Plans.

Section 5. The Director of Human Resources of the Authority shall be accorded the resources and authority appropriate to discharge the responsibilities of Plan Sponsor/Administrator of the Plans at the expense of the Authority.

Section 6. The Authority shall indemnify the Director of Human Resources for any loss, expense or other damage, including reasonable attorneys' fees and costs, suffered by the Director of Human Resources resulting from or incurred with respect to the performance of services by the Director of Human Resources as Plan Sponsor/Administrator of the Plans. The indemnification provided for hereunder shall include, but not be limited to: (a) any action taken or not taken by the Director of Human Resources at the direction or request of the Authority or any fiduciary under the Plans or in good faith reliance upon the recommendation or opinion of investment advisors, investment advisor representatives, counsel and consultants of the Plans; and (b) all costs and expenses incurred by the Director of Human Resources in enforcing the indemnification provisions hereof, including reasonable attorneys' fees and costs.

Notwithstanding anything herein to the contrary, the indemnification hereunder shall not apply to the extent that any loss, expense or damage with respect to which the Director of Human Resources shall seek indemnification is held by a court of competent jurisdiction, in a final judgment from which no appeal can be taken, to have resulted either from the gross negligence or willful misconduct of the Director of Human Resources.

Section 7. This Resolution supersedes all prior resolutions of the Authority concerning the designation, responsibilities and indemnification of the Coordinator of the Plans. To the extent that there is any inconsistency or conflict with any of the provisions contained in this Resolution with prior resolutions of the Authority, the provisions set forth in this Resolution shall govern and control.

Section 8. 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 17TH DAY OF OCTOBER, 2024.

Attest:

_____
Christopher A. Rozansky
Executive Director

CITY OF NAPLES AIRPORT AUTHORITY

By: _____
Richard Ruppert
Chair

Approved as to form and legal sufficiency by:

_____
Josiah H. Elsaghir, Esq for 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: October 17, 2024

Re: **CONSENT AGENDA**

2. Board Ratification of the Executive Director's Declaration of an Emergency and Ratification of Related Expenditures or Contracts Authorized by the Executive Director

---

SUMMARY: Board ratification of the Executive Director's Declaration of an Emergency and ratification of expenditures or contracts authorized by the Executive Director related to the Declaration.

BACKGROUND: In preparation for the impending arrival of Hurricane Helene and potential damages requiring expedited purchasing authority, the Executive Director declared an Emergency effective September 25, 2024, at 8:00 a.m.

In accordance with Resolution No. 2022-1, *Resolution of City of Naples Airport Authority Delegating Certain Administrative and Operational Powers and Duties to the Executive Director Section IV. Contracts for Procurement of Commodities and Contractual Services, paragraph C.:*

> *C. The Executive Director is authorized to declare an emergency (an "Emergency") which may require expedited expenditure, approval and implementation authority, and the Executive Director thereafter shall have the authority to acquire, approve and implement, either directly or through the execution of contracts, resolutions and certifications, such materials, equipment, supplies, grants, services and actions necessary to respond to the Emergency. The Executive Director shall, at the next meeting of the Board following the Executive Director's declaration of an Emergency, request that the Board ratify his declaration of an Emergency and any actions taken by the Executive Director in response thereto. Following the declaration of an Emergency, the Executive Director shall conscientiously advise each Commissioner of developments relating to the Emergency and the status of any*

> *actions taken by the Executive Director in response thereto. Every contract executed pursuant to the power granted herein upon the declaration of an Emergency by the Executive Director shall contain a clause which states that the contract is subject to ratification by the Board and that, if ratification is not forthcoming, the contract shall terminate. Notwithstanding the foregoing, the contract vendor shall be compensated for services and materials provided to the Authority up to and including the date the Board declined to ratify the contract.*

On September 27th, at 9:00 p.m., the Executive Director rescinded the Declaration of Emergency.

Except for staff overtime, spare taxiway edge lights were used to replace the 40 units that were inundated by storm surge and there were no other expenditures associated with the Declaration of Emergency.

COMMUNICATIONS PLAN: None at this time.

FINANCIAL IMPACT: Except for staff overtime, there were no additional expenditures associated with the Declaration of Emergency.

To: Honorable Chair and Commissioners

From: Christopher A. Rozansky, Executive Director

By: Justin Lobb, Deputy Director of Aviation

Meeting Date: October 17, 2024

Re: **CONSENT AGENDA**

3. Board Ratification of the Executive Director's Declaration of an Emergency and Ratification of Related Expenditures or Contracts Authorized by the Executive Director

---

SUMMARY: Board ratification of the Executive Director's Declaration of an Emergency and ratification of expenditures or contracts authorized by the Executive Director related to the Declaration.

BACKGROUND: In preparation for the impending arrival of Hurricane Milton and potential damages requiring expedited purchasing authority, the Executive Director declared an Emergency effective October 7, 2024 at 2:00 p.m.

In accordance with Resolution No. 2022-1, *Resolution of City of Naples Airport Authority Delegating Certain Administrative and Operational Powers and Duties to the Executive Director Section IV. Contracts for Procurement of Commodities and Contractual Services, paragraph C.:*

> *C. The Executive Director is authorized to declare an emergency (an "Emergency") which may require expedited expenditure, approval and implementation authority, and the Executive Director thereafter shall have the authority to acquire, approve and implement, either directly or through the execution of contracts, resolutions and certifications, such materials, equipment, supplies, grants, services and actions necessary to respond to the Emergency. The Executive Director shall, at the next meeting of the Board following the Executive Director's declaration of an Emergency, request that the Board ratify his declaration of an Emergency and any actions taken by the Executive Director in response thereto. Following the declaration of an Emergency, the Executive Director shall conscientiously advise each Commissioner of developments relating to the Emergency and the status of any*

> *actions taken by the Executive Director in response thereto. Every contract executed pursuant to the power granted herein upon the declaration of an Emergency by the Executive Director shall contain a clause which states that the contract is subject to ratification by the Board and that, if ratification is not forthcoming, the contract shall terminate. Notwithstanding the foregoing, the contract vendor shall be compensated for services and materials provided to the Authority up to and including the date the Board declined to ratify the contract.*

At the time of publication, the Declaration remains in place as staff anticipates direct purchases and/or contracts as the recovery progresses.

COMMUNICATIONS PLAN: The Executive Director will keep the Board apprised of developments and direct purchases and/or contracts necessary for continued recovery efforts and will bring these items back to the Board on a monthly basis for ratification until the Declaration of Emergency is cancelled.

FINANCIAL IMPACT: The total financial impact to the Authority is not known at this time. We will work with our insurance adjuster, insurance broker, and insurance carrier on any claim. We expect that insurance proceeds, FEMA grants, and possible FAA and FDOT grants will cover the remaining amount of recovery costs.

To: Honorable Chair and Commissioners

From: Christopher A. Rozansky, Executive Director

Meeting Date: October 17, 2024

Re: **NEW BUSINESS**

1. Joint Workshop Meeting Topics

SUMMARY: Board discussion and direction on topics for the November 7th joint workshop meeting with the Naples City Council.

BACKGROUND: On November 7th the Naples Airport Authority and Naples City Council plan to hold a joint workshop meeting at Naples City Hall. During an October 14th workshop meeting, the City Council anticipates discussing the following topics for the meeting:

- FAA Reauthorization overview and update
- Update on noise initiatives, including the Part 150 study, flight procedure design, and the new Fly Safe Fly Quiet Leaderboard Program
- Airport exploratory relocation study
- Overview of the Airport utilization plan
- Lease agreement between the City of Naples and NAA
- Acceptance of Federal grants
- Interlocal Agreement for police services

Staff is requesting Board discussion and direction on topics to suggest to the City for the joint workshop meeting agenda.

COMMUNICATIONS PLAN: The joint workshop will be publicized by the Naples Airport Authority and the City of Naples.

FINANCIAL IMPACT: None Anticipated.

LEADERSHIP TEAM REPORT

PROVIDE A
SAFE, MODERN, AND EFFICIENT AIRPORT

DEVELOP FACILITIES THAT REFLECT THE CHARACTER AND NEEDS OF THE COMMUNITY

Facilities Maintenance staff, along with outside vendors, conducted multiple annual and semi-annual inspections at the hangar formerly leased by Hertz to ensure it is in good condition. Roof replacement is expected to commence soon.

The FAA has accepted the NAA's Safety Management System (SMS) Implementation Plan. This plan will be used to comply with new Part 139 requirements and guide the transition of the NAA's existing safety program to an FAA-approved SMS.

UL94 Program update:

	Gallons Sold	Gallons Sold to Flight Schools	% Purchased by Flight Schools	Number of Customers Fueled	New Customers
Sept. 2024	5,142	5,083	99%	6	0
FYTD 2024	60,407	58,896	97.5%	19	0

	Initial Subsidy	Amount Used to Date	Amount Remaining	Gallons of UL 94 Sold
UL 94 Subsidy since September 2023	$182,500	$137,284	$45,216	70,601

FOSTER A PROACTIVE SAFETY CULTURE

Staff participated in the OshKosh AeroTech Fall Maintenance Symposium held at the Lektro factory in Warrenton, Oregon. As the primary aircraft tug used by Naples Aviation, Lektro tugs play a critical role in operations. During the symposium, staff was trained in best practices for preventative maintenance and overall care of our tugs.

On September 24th twenty-eight (28) Operations, Facilities, FBO and Training Department staff successfully completed the annually required FAA Part 139 training. The training included: Records, Personnel, Markings, Signs and Lighting, Aircraft Rescue and Firefighting, Wildlife Management, Airport Emergency Plan and more. FAA Part 139 training is important for ensuring the safety of airport personnel and the public as it helps people understand and follow the standards, safety and emergency response requirements that airports must meet.

Fort Lauderdale International Airport (FLL) hosted AAAE's annual F. Russell Hoyt National Airports Conference (NAC) September 22-24 in Fort Lauderdale, FL. NAA Director of Operations & Maintenance, Barry Brown, spoke at General Session III – Creating Clear Skies Ahead: Navigating Human Factors at Airports.

On September 26th Naples Airport experienced excessive rain, semi-major flooding in some areas on and around the airport and some wind as Hurricane Helene passed our area. The airport sustained minor damage; with 40 taxiway edge lights and an aircraft tracking camera being inundated, as well as landscaping debris around the airport.

NAA staff began preparations for Hurricane Milton on Saturday, October 5th, and continued until it passed by Naples on Wednesday, October 9th. A dedicated team remained on-site throughout the storm at the ARFF station relaying important information to management, the City and Collier County Emergency Operations Center.

Critical personnel were called back Thursday morning after the driving curfew was lifted, initiating inspections of airport facilities. The storm surge resulted in approximately 3 feet of water covering the southwest portion of the airfield, leading to the inundation of approximately 100-200 runway and taxiway lights and signs. Despite these challenges, staff successfully reopened the airport for emergency flight operations by 9 a.m. and at noon to the public for daytime use only on Thursday, October 10th, less than 24-hours after Hurricane Milton passed by Naples.

The annual FAA required live fire training for ARFF staff, originally scheduled for October 7th – 9th, has been rescheduled to October 14th – 16th. Additionally, Operations staff have postponed the annual FAA required Tabletop Exercise from October 15th to October 22nd due to the impacts of Hurricane Milton.

ALERTS

There were no alerts in September.

SURPASS FBO CUSTOMER AND TENANT EXPECTATIONS FROM ARRIVAL TO DEPARTURE

The results from the September Customer Satisfaction surveys yielded a customer satisfaction score of 91.67% based on 18 surveys. We finished FY 24 with a satisfaction score of 98.19% based on 443 surveys completed, surpassing our FY 23 score by 1.85%.

Some September survey comments included:

- "The CSR's are the best in the country. Their service is immediate and excellent. Thank you!"

- "Had a pleasant evening at Naples Aviation. The front desk personnel were very polite and kind. Overall, a great experience!"
- "Awesome service from line guy last night"
- "Amazing customer service!"

There was one 'Unsatisfactory' survey, but no contact information was provided.

BE AN
ENGAGED COMMUNITY PARTNER

CULTIVATE RELATIONSHIPS

City of Naples Fire Department personnel at the ARFF station respectfully retired approximately 1,000 American flags in September.

Nearly 50 Girl Scouts, ranging in age from kindergarten through 12th grade, visited the NAA on September 21st to celebrate Girls In Aviation Day and to participate in activities needed to earn the NAA's new "fun badge." Activities included learning the marshalling signals used to communicate with pilots and the steps a pilot takes when performing a pre-flight inspection. All the activities were led by female NAA staff.

NAA staff met on the beach near Naples Pier on September 21st to participate in the 2024 Coastal Cleanup. A group of 12 staff and family members volunteered at the beach to pick up trash.

On September 23rd the Executive Director and Director of Communications met with the Executive Director of the Fifth Avenue Business Improvement District to provide an tour to learn more about the airport and for us to gain insight regarding downtown merchants.

As a sponsor of The Naples Players' 2024-25 season, NAA is participating in the theater's Red Carpet Nights by staffing an information table. Staff talked with patrons entering the theater at the season's first event on October 2nd and again on October 16th for the second event. These Red Carpet Nights continue through May 2025.

LEADERSHIP TEAM REPORT

TOUR INFORMATION

83 attendees SEPT FY24

8 tours SEPT FY24

768 attendees YTD FY24

59 tours YTD FY24

STRENGTHEN THE AIRPORT'S ECONOMIC VITALITY

MAINTAIN FINANCIAL SELF-SUSTAINABILITY

There were no incidents resulting in damages or claims that were reportable to our insurance carrier during the month.

Staff members continue to work with the NAA's insurance adjuster and FEMA on the Hurricane Ian claim. Our adjuster and FEMA have both approved the plans. We are preparing to put this project out to bid this fall.

NAA AIRCRAFT HANGAR STORAGE

124 Prospective new tenants on the waiting list

1 Increase over the previous month

33 Reservations by existing tenants

1 Decrease from the previous month

LEADERSHIP TEAM REPORT

TOUR INFORMATION

83 attendees SEPT FY24

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NAA AIRCRAFT HANGAR STORAGE

124 Prospective new tenants on the waiting list

1 Increase over the previous month

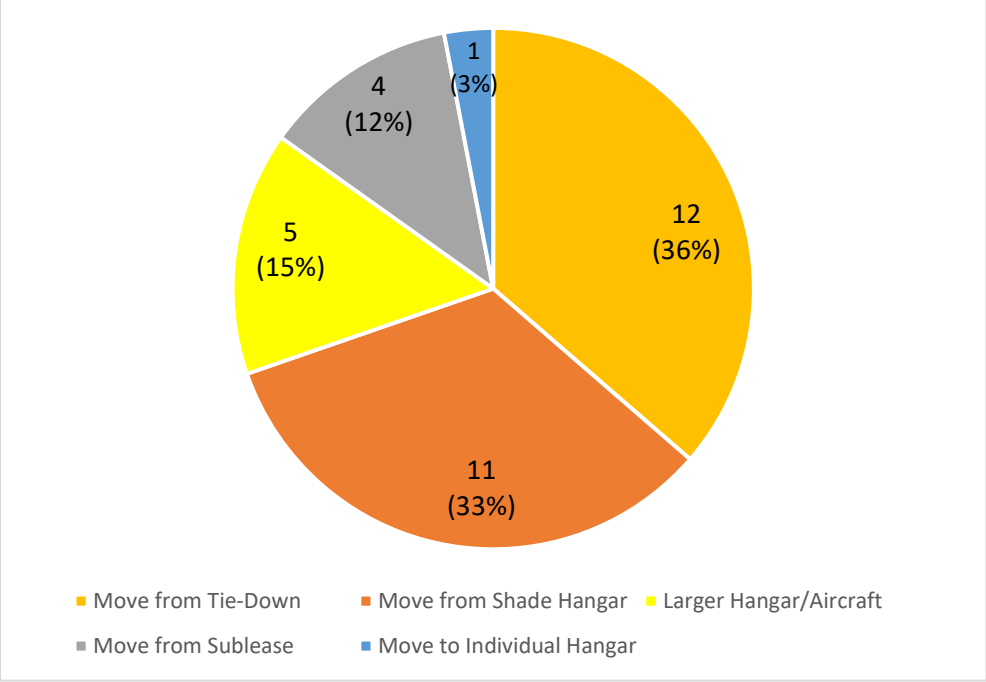
33 Reservations by existing tenants

1 Decrease from 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	11	64	35	110	70%
Twin Engine	2	7	4	13	8%
Jets	2	5	4	11	7%
Turbo Props	1	2	2	5	3%
Helicopters	0	0	2	2	1%
To Be Determined	2	13	1	16	10%
Total	**18**	**91**	**48**	**157**	**100%**

REASONS FOR RESERVATIONS BY EXISTING TENANT



ENSURE THE HIGHEST DEGREE OF INTEGRITY IN FINANCIAL REPORTING

The Finance Department is preparing for our audit of the FY24 Annual Comprehensive Financial Report.

INCREASE EFFICIENCY, PREVENT FRAUD AND PROTECT DATA

We continue to educate and test employees to remain aware and vigilant of potential cybersecurity threats.

EQUIP EMPLOYEES TO EXCEL TODAY AND IN THE FUTURE

RECRUIT, DEVELOP AND RETAIN HIGHLY QUALIFIED EMPLOYEES

The FBO, Naples Aviation, Operations and Facilities Maintenance Departments each filled vacant positions. Management is closely monitoring hurricane and general economic trends before each hiring decision is made.

One member of the Leasing Team attended the Essentials of Airport Business Management Workshop. The two-day event focused on airport property management topics including leasing, real estate appraisals and market rent studies, minimum standards, and airport rules and regulations. The interactive format also provided opportunities for networking and exchange of best practices.

On September 24th the Director of Operations and Maintenance served as a panelist at the AAAE National Airports Conference in Fort Lauderdale. The session was 'Creating Clear Skies Ahead: Navigating Human Factors at Airports'.

CONNECTING YOU TO NAPLES AIRPORT
EVERY CLICK OF THE WAY

FlyNaples.com, a go-to centralized hub for airport information, has seen over **17.4k visitors** this month, with most visitors finding us through organic Google searches. Our social media accounts, with a combined **following of 4k**, continue to keep the community connected to the Naples Airport.

TOP WEBSITE PAGES

Ranking No.	Webpage	Total Views Sept. 2024	Percentage of Views Sept. 2024	Total Views FYTD24	Percentage of Views FYTD24	Total Views FYTD23
1	Homepage	6,156	35.28%	94,892	35.47%	76,963
2	Wi-Fi	947	5.4%	11,929	4.46%	7,281
3	Career Center	922	5.28%	14,316	5.35%	12,503
4	Naples Aviation FBO	714	4.09%	12,842	4.80%	12,224
5	Flight Tracking	708	4.06%	9,248	3.46%	8,110
6	Open Bids	527	3.02%	8,092	3.02%	8,753
7	Smoke-Free Areas	476	2.73%	2,704	1.01%	633
8	About Naples Airport	405	2.32%	5,993	2.24%	4,686
9	Agendas & Minutes	336	1.93%	4,078	1.52%	3,696
10	Current Rates and Charges	331	1.90%	5,500	2.06%	5,733

NOISE-RELATED ANALYTICS

Ranking No.	Webpage	Total Views Sept. 2024	Percentage of Views Sept. 2024	Total Views FYTD24	Percentage of Views FYTD24	Total Views FYTD23
5	Flight Tracking	708	4.06%	9,248	3.46	8,110
72	Noise Study	17	0.1%	686	0.26	2,821
54	About Noise Abatement	33	0.18%	685	0.26	1,401
65	Noise Study – Part 150 Noise Study Documents	21	0.12%	383	0.14	2,550
86	Noise Report	12	0.07%	608	0.23%	760

SOCIAL MEDIA ANALYTICS

Metric	Totals Sept. 2024	Total FYTD24	Total FYTD23
Follower Growth (Net follower growth across Facebook, Instagram, and LinkedIn)	56	1,227(40%)	1,792
Followers (Total followers across Facebook, Instagram, and LinkedIn)	4,072	4,072	2,891
Impressions (Total number of times content is displayed to users)	22,533	442,771	741,285
Engagement (All actions taken by users in response to content, including likes, comments, shares, clicks, and any other form of interaction)	2,364	40,145	82,489

SENTIMENT BREAKDOWN

PERIOD ENDING – September 2024

Sentiment	Messaging Total
Positive (Total number of comments that displayed a positive sentiment towards Naples Airport)	31
Negative (Total number of comments that displayed a negative sentiment towards Naples Airport)	0
Neutral (Total number of comments that displayed a neutral sentiment towards Naples Airport)	0

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

COMMENT SAMPLES

PERIOD ENDING – September 2024

POSITIVE SAMPLES

Family Legacy Spotlight Post:
"Inspiring"
"Fantastic"

Employee of the Quarter Post:
"Congratulations! Cole"
"Nice work Naples Airport Authority!"
"Well done Cole! Thank you for your hard work and dedication. Congratulations"
"Well Deserved!!"

Girls In Aviation Day:
"Fabulous!!!!"

TOP 3 SOCIAL MEDIA POSTS

PERIOD ENDING – September 2024

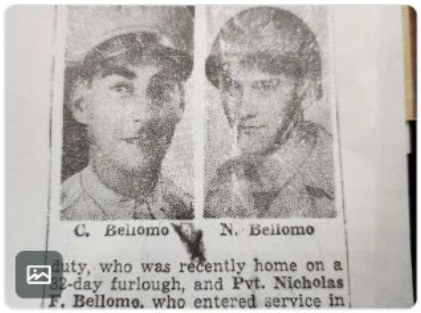
Naples Airport Authority
Mon 9/23/2024 2:21 pm EDT

This past Saturday was International Coastal Cleanup Day! 🌊🌍We rallied members of the NAA team to go clean u...

Total Engagements	**308**
Reactions	82
Comments	1
Shares	1
Post Clicks (All)	224

Naples Airport
Fri 9/6/2024 1:46 pm EDT

🎉✨ Family Legacy Spotlight ✨🎉 As you know our connection to aviation and military history runs deep, so much so th...



Total Engagements	**262**
Reactions	72
Comments	36
Shares	3
Post Link Clicks	—
Other Post Clicks	151

Naples Airport Authority
Mon 9/2/2024 9:17 am EDT

Happy Labor Day to the amazing people who make our airport soar, from the runway to the front desk thank you for al...

Total Engagements	**219**
Reactions	54
Comments	0
Shares	0
Post Clicks (All)	165

TOP 3 SOCIAL MEDIA POSTS

FYTD24 (October 1, 2023 – September 30, 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...

Naples Airport

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	**603**
Reactions	88
Comments	4
Shares	7
Post Link Clicks	—
Other Post Clicks	504

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 – SEPTEMBER 30, 2024

Naples AIRPORT AUTHORITY

OPERATIONS — CURRENT MONTH

ITINERANT OPERATIONS	FY 2022	FY 2023	FY 2024	Variance %, FYs 23-24
Commercial	1,048	1,018	1,002	(1.6)
General Aviation	3,797	4,515	4,657	3.1
Military	15	19	18	(5.3)
Total Itinerant Operations	**4,860**	**5,552**	**5,677**	**2.3**
LOCAL OPERATIONS				
General Aviation	1,246	1,449	1,492	3.0
Military	0	4	10	150.0
Total Local Operations	**1,246**	**1,453**	**1,502**	**3.4**
TOTAL NIGHT OPERATIONS	**175**	**174**	**164**	**(5.7)**
Total IFR Operations*	**2,641**	**2,795**	**2,841**	**1.6**
Total VFR Operations	**3,640**	**4,384**	**4,502**	**2.7**
TOTAL OPERATIONS	6,281	7,179	7,343	2.3

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 – SEPTEMBER 30, 2024

Naples AIRPORT AUTHORITY

OPERATIONS — YEAR TO DATE

ITINERANT OPERATIONS	FY 2022	FY 2023	FY 2024	Variance %, FYs 23-24
Commercial	26,382	24,335	26,468	8.8
General Aviation	75,647	71,279	73,720	3.4
Military	246	234	295	26.1
Total Itinerant Operations	**102,275**	**95,848**	**100,483**	**4.8**
LOCAL OPERATIONS				
General Aviation	17,286	20,991	20,160	(4.0)
Military	52	15	30	100.0
Total Local Operations	**17,338**	**21,006**	**20,190**	(3.9)
TOTAL NIGHT OPERATIONS	**2,668**	**2,221**	**2,498**	**12.5**
Total IFR Operations*	**65,956**	**57,170**	**61,297**	**7.2**
Total VFR Operations	**56,325**	**61,905**	**61,874**	**(0.1)**
TOTAL OPERATIONS	122,281	119,075	123,171	3.

**** 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 – SEPTEMBER 30, 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	240	267	225	230	255	217	1115	1335	1137
MARCH	300	297	281	293	287	276	1384	1513	1410
APRIL	263	251	247	250	248	237	1155	1142	1183
MAY	168	162	160	154	153	156	652	741	690
JUNE	104	106	93	101	103	89	418	493	425
JULY	99	85	81	89	81	76	419	436	401
AUGUST	73	60	48	72	57	45	313	282	250
SEPTEMBER	51	58	37	46	58	37	259	304	150
YTD TOTALS	2001	1976	1912	1918	1902	1850	9001	9697	9296
% STAYED				96%	96%	97%			

INTERNATIONAL ARRIVAL ORIGINS

	SEP 2024	FYTD
BAHAMAS	14	790
OTHER CARIBBEAN	6	460
CANADA	9	428
MEXICO	3	116
CENTRAL AMERICA	1	79
EUROPE	1	31
SOUTH AMERICA	0	7
ASIA	0	1
AFRICA	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 $400 in addition to standard fees.

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

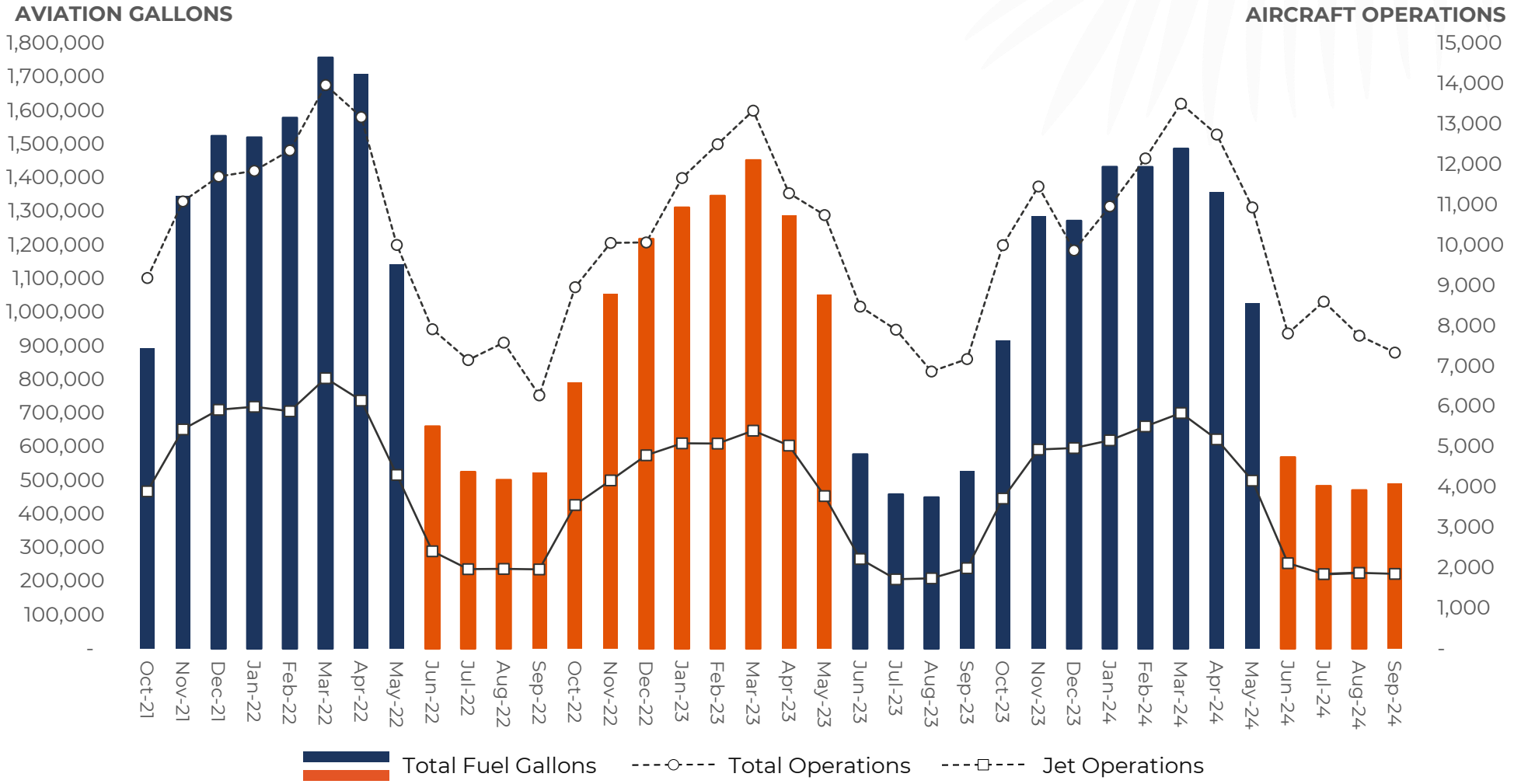
FUEL & OPERATIONS TRENDS

PERIOD ENDING – September 30, 2024

Naples AIRPORT AUTHORITY

AVIATION FUEL GALLONS & AIRCRAFT OPERATIONS HISTORICAL COMPARISON

36 MONTHS



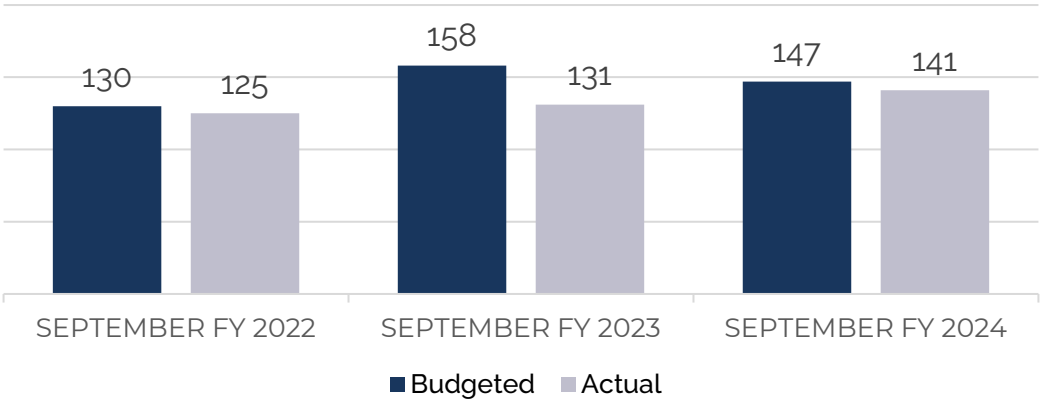
HUMAN RESOURCES REPORT

PERIOD ENDING – SEPTEMBER 30, 2024

Naples AIRPORT AUTHORITY Cares
ABOUT you, YOUR FAMILY AND FUTURE

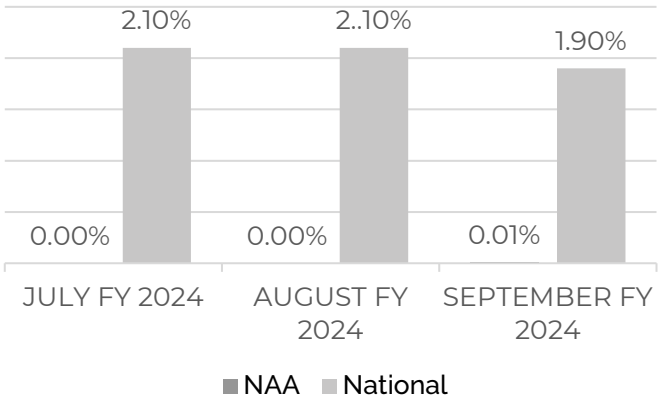
FTEs[1] (FULL, PART-TIME AND SEASONAL)

Budgeted vs Actual

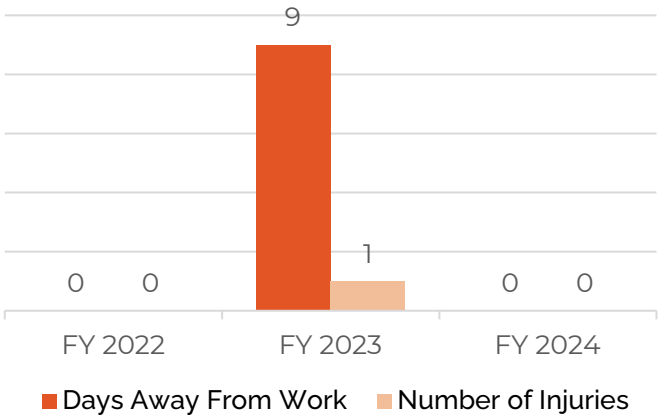


VOLUNTARY TURNOVER[2]

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: October 17, 2024

Re: **September 2024 Financials**

Financial Summary

For the month, operating revenue (net of the cost of goods sold) was $1,605,092 compared to the budget of $1,542,750. This was favorable to the budget by $62,342. Operating expenses were favorable to the budget by $87,199 or 4%. Loss from operations was ($785,209) or $149,541 favorable to the budget. The year-to-date change in net position was $15,192,184 and favorable to budget by $6,692,183.

Key Financial Measures - Current Month

				Variance - Favorable (Unfavorable)			
	Actual	Budget	Prior Year	Budget		Prior Year	
Aviation fuel - gallons	459,008	410,000	492,216	49,008	12 %	(33,208)	(7) %
Operating revenue	$ 1,605,092	$ 1,542,750	$ 1,678,830	$ 62,342	4 %	$ (73,738)	(4) %
Operating expenses	$ 2,390,301	$ 2,477,500	$ 2,124,687	$ 87,199	4 %	$ (265,614)	(13) %
Income (Loss) from operations	$ (785,209)	$ (934,750)	$ (445,857)	$ 149,541	16 %	$ (339,352)	(27) %
Change in net position	$ 931,101	$ (1,154,984)	$ (1,036,140)	$ 2,086,085	181 %	$ 1,967,241	190 %

Key Financial Measures - Fiscal Year-to-Date

				Variance - Favorable (Unfavorable)			
	Actual	Budget	Prior Year	Budget		Prior Year	
Aviation fuel - gallons	11,750,153	10,465,000	11,057,532	1,285,153	12 %	692,621	6 %
Operating revenue	$ 38,773,711	$ 35,920,000	$ 32,646,266	$ 2,853,711	8 %	$ 6,127,445	19 %
Operating expenses	$ 29,093,751	$ 28,830,000	$ 24,774,887	$ (263,751)	(1) %	$ (4,318,863)	(17) %
Income (Loss) from operations	$ 9,679,961	$ 7,090,000	$ 7,871,379	$ 2,589,961	37 %	$ 1,808,582	23 %
Change in net position	$ 15,192,184	$ 8,500,002	$ 11,005,914	$ 6,692,183	79 %	$ 4,186,271	38 %

City of Naples Airport Authority

Board of Commissioners Financial Reports

Monthly Period Ended

September 30, 2024

City of Naples Airport Authority

Financial Reports

	Page
Statements of Revenues, Expenses and Changes in Net Position - Month	4
Statements of Revenues, Expenses and Changes in Net Position - Fiscal Year-to-Date	5
Statements of Net Position	6
Statement of Cash Flows	7
Cash and Investments	8
FY 2024 Capital Improvement Plan - Strategic Scorecard Projects	9
FY 2024 Capital Improvement Plan - Other Capital Projects and Equipment	10
Grant Funding	11
Budgeted Expenses and Expenditures	12

Statements of Revenues, Expenses and Changes - Month

	Actual Month	Budget Month	Favorable/ (Unfavorable)	%	Unfavorable Variance Explanations (>$10,000 and 10%)
Operating Revenue					
Gallons	459,008	410,000	49,008	12 %	
Aviation Fuel Sales	$ 2,146,139	$ 2,485,000	$ (338,861)	(14) %	Inclement weather lowered fuel sales.
Cost of Aviation Fuel Sales	(1,199,441)	(1,605,250)	405,809	25	
Net Aviation Fuel Sales	$ 946,698	$ 879,750	$ 66,948	8 %	
Hangar Rentals	$ 152,783	$ 157,000	$ (4,217)	(3) %	
Building & Land Rent	205,791	202,000	3,791	2	
Ramp and Tie Down Fees	180,963	197,000	(16,037)	(8)	
Line Services	20,585	17,000	3,585	21	
Concession Fees	59,835	42,000	17,835	42	
U.S. Customs User Fees	11,000	24,000	(13,000)	(54)	Fewer clearings.
Miscellaneous Revenue	27,438	24,000	3,438	14	
Total Operating Revenue	**$ 1,605,092**	**$ 1,542,750**	**$ 62,342**	**4 %**	
Operating Expenses					
Personnel Expenses:					
Salaries and Wages	$ 1,139,868	$ 1,024,000	$ (115,868)	(11) %	Premium pay- Hurricane Helene.
Payroll Taxes	80,102	72,000	(8,102)	(11)	
Benefits	295,089	270,000	(25,089)	(9)	
Total Personnel Expenses	**$ 1,515,059**	**$ 1,366,000**	**$ (149,059)**	**(11) %**	
Professional Services	$ 307,044	$ 225,000	$ (82,044)	(36) %	Civil Air Patrol facility assessment write-off.
Contracted Services	97,472	169,000	71,528	42	
Insurance	98,454	90,000	(8,454)	(9)	
Airfield and Grounds Maintenance	17,327	141,000	123,673	88	
Building Maintenance	46,620	51,000	4,380	9	
Vehicle and Equipment Maintenance	34,785	37,000	2,215	6	
Utilities	39,549	45,000	5,451	12	
Credit Card Fees	24,682	42,000	17,318	41	
Software Licenses and Support	55,012	56,000	988	2	
Legal Services	33,745	61,000	27,255	45	
Communications	22,699	41,000	18,301	45	
Conferences and Travel	9,175	15,000	5,825	39	
Minor Equipment	10,902	36,000	25,098	70	
Pilot Services	9,433	23,000	13,567	59	
Training & Education	17,234	3,000	(14,234)	(474)	Leadership, Wildlife, & FBO Training .
Operating Supplies	28,858	28,000	(858)	(3)	
Leased Equipment	1,043	14,000	12,957	93	
Employee Recognition	8,291	16,000	7,709	48	
Dues & Subscriptions	11,334	9,000	(2,334)	(26)	
Uniforms	413	9,000	8,587	95	
Miscellaneous Expense	1,172	500	(672)	(134)	
Total Operating Expenses	**$ 2,390,301**	**$ 2,477,500**	**$ 87,199**	**4 %**	
Income (Loss) from Operations	**$ (785,209)**	**$ (934,750)**	**$ 149,541**	**16 %**	
Non- Operating Revenue/(Expenses)					
Restricted - Customer Facility Charges	$ 14,258	$ 12,000	$ 2,258	19 %	
Depreciation and Amortization	(607,959)	(528,234)	(79,725)	(15)	New assets placed into service.
Investment & Interest Income	224,532	216,000	8,531	4	
Realized Gain (Loss) on Investments	(31,445)	-	(31,445)	(100)	Sold lower yield bonds for higher yield bonds.
Change in Market Value - Investments	320,310	80,000	240,310	300	
Gain(loss) on disposal of capital assets	(640)	-	(640)	(100)	
Total Non-Operating Revenue/(Expenses)	**$ (80,945)**	**$ (220,234)**	**$ 139,289**	**63 %**	
Change in Net Position Before Capital Contributions	**$ (866,154)**	**$ (1,154,984)**	**$ 288,830**	**25 %**	
Capital Contributions(Grants)	1,797,254	-	1,797,254	100	
Change in Net Position	**$ 931,101**	**$ (1,154,984)**	**$ 2,086,085**	**181 %**	

Statements of Revenues, Expenses and Changes - YTD

	Actual YTD	Budget YTD	Favorable/ (Unfavorable)	%	Unfavorable Variance Explanations (>$25,000 and 10%)
Operating Revenue					
Gallons	11,750,153	10,465,000	1,285,153	12 %	
Aviation Fuel Sales	$ 63,636,449	$ 62,900,000	$ 736,449	1 %	
Cost of Aviation Fuel Sales	(36,861,245)	(38,370,000)	1,508,755	4	
Net Aviation Fuel Sales	$ 26,775,204	$ 24,530,000	$ 2,245,204	9 %	
Hangar Rentals	$ 1,813,536	$ 1,870,000	$ (56,464)	(3) %	
Building & Land Rent	2,472,908	2,400,000	72,908	3	
Ramp and Tie Down Fees	4,888,966	4,430,000	458,966	10	
Line Services	544,969	370,000	174,969	47	
Concession Fees	1,266,416	1,320,000	(53,584)	(4)	
U.S. Customs User Fees	616,575	620,000	(3,425)	(1)	
Miscellaneous Revenue	395,137	380,000	15,137	4	
Total Operating Revenue	**$ 38,773,711**	**$ 35,920,000**	**$ 2,853,711**	**8 %**	
Operating Expenses					
Personnel Expenses:					
Salaries and Wages	$ 12,786,519	$ 12,410,000	$ (376,519)	(3) %	
Payroll Taxes	897,143	880,000	(17,143)	(2)	
Benefits	3,328,957	3,130,000	(198,957)	(6)	
Total Personnel Expenses	**$ 17,012,619**	**$ 16,420,000**	**$ (592,619)**	**(4) %**	
Professional Services	$ 2,398,163	$ 2,750,000	$ 351,837	13 %	
Contracted Services	1,627,105	1,910,000	282,895	15	
Insurance	1,174,393	1,110,000	(64,393)	(6)	
Airfield and Grounds Maintenance	902,696	500,000	(402,696)	(81)	Removal of stormwater pond I-beams and curtains. Runway 5-23 pavement markings, apron joint resealing and taxiway D emergency pavement repair.
Building Maintenance	680,508	580,000	(100,508)	(17)	Control Tower repairs.
Vehicle and Equipment Maintenance	719,212	460,000	(259,212)	(56)	ARFF foam conversion. Truck and equipment repairs/ preventative maintenance and supplies.
Utilities	479,006	490,000	10,994	2	
Credit Card Fees	590,898	570,000	(20,898)	(4)	
Software Licenses and Support	694,465	640,000	(54,465)	(9)	
Legal Services	295,312	740,000	444,688	60	
Communications	522,638	530,000	7,362	1	
Conferences and Travel	223,555	210,000	(13,555)	(6)	
Minor Equipment	360,337	430,000	69,663	16	
Pilot Services	271,186	340,000	68,814	20	
Training & Education	110,294	110,000	(294)	(0)	
Operating Supplies	397,513	370,000	(27,513)	(7)	
Leased Equipment	162,600	180,000	17,400	10	
Employee Recognition	227,285	240,000	12,715	5	
Dues & Subscriptions	138,153	140,000	1,847	1	
Uniforms	125,308	100,000	(25,308)	(25)	FBO uniforms.
Miscellaneous Expense	(19,497)	10,000	29,497	295	
Total Operating Expenses	**$ 29,093,751**	**$ 28,830,000**	**$ (263,751)**	**(1) %**	
Income (Loss) from Operations	**$ 9,679,961**	**$ 7,090,000**	**$ 2,589,961**	**37 %**	
Non-Operating Revenue/(Expenses)					
Restricted - Customer Facility Charges	$ 255,965	$ 260,000	$ (4,035)	(2) %	
Depreciation and Amortization	(6,998,813)	(6,549,998)	(448,814)	(7)	
Investment & Interest Income	2,764,436	2,740,000	24,436	1	
Realized Gain (Loss) on Investments	(59,512)	-	(59,512)	(100)	Sold lower yield bonds for higher yield bonds.
Change in Market Value - Investments	2,206,563	960,000	1,246,563	130	
Gain (loss) on disposal of capital assets	155,336	-	155,336	100	
Insurance Proceeds	-	4,000,000	(4,000,000)	(100)	Insurance claim proceeds from Hurricane Ian budgeted in FY 24 now anticipated to be received in FY 25.
Total Non- Operating Revenue/(Expenses)	**$ (1,676,025)**	**$ 1,410,002**	**$ (3,086,026)**	**(219) %**	
Change in Net Position Before Capital Contributions	**$ 8,003,936**	**$ 8,500,002**	**$ (496,066)**	**(6) %**	
Capital Contributions (Grants)	7,188,248	-	7,188,248	100	
Change in Net Position	**$ 15,192,184**	**$ 8,500,002**	**$ 6,692,183**	**79 %**	

Statements of Net Position

Assets	9/30/2024	9/30/2023	Change
Cash	$ 33,667,206	$ 29,959,317	$ 3,707,889
Accounts Receivable	741,733	699,377	42,356
Due From Government Agencies	2,345,013	81,906	2,263,107
Inventory	650,965	702,644	(51,679)
Prepaid Expenses	599,476	441,548	157,927
Total Current Assets	**$ 38,004,393**	**$ 31,884,793**	**$ 6,119,600**
Investments			
Investments - Cost	$ 41,438,859	$ 40,305,700	$ 1,133,159
Investment - Unrealized Gain / (Loss)	267,568	(1,782,861)	2,050,429
Total Investments - Market Value	**$ 41,706,427**	**$ 38,522,839**	**$ 3,183,588**
Land and Land Improvements	$ 10,470,964	$ 9,207,559	$ 1,263,405
Buildings and Building Improvements	45,735,505	45,127,135	608,369
Equipment	11,240,556	11,320,045	(79,490)
Software	170,263	108,440	61,823
Vehicles	2,608,793	2,304,844	303,949
Furniture & Fixtures	2,583,870	2,473,212	110,658
Intangible Assets	1,558,628	1,558,628	-
Construction in Progress	11,133,363	7,466,159	3,667,203
Infrastructure	84,352,628	77,219,063	7,133,565
	$ 169,854,569	$ 156,785,086	$ 13,069,483
Accumulated amortization and depreciation	(75,446,486)	(69,407,981)	(6,038,505)
Total Net Property, Plant & Equipment	**$ 94,408,083**	**$ 87,377,105**	**$ 7,030,978**
Total Assets	**$ 174,118,903**	**$ 157,784,736**	**$ 16,334,166**
Liabilities			
Accounts Payable	$ 3,887,885	$ 3,415,398	$ 472,487
Accrued Salaries & Benefits	2,050,531	1,526,620	523,910
Accrued Liabilities - Other	980,657	1,006,410	(25,754)
Total Current Liabilities	**$ 6,919,072**	**$ 5,948,428**	**$ 970,644**
Compensated Absences	$ 938,631	$ 733,655	$ 204,976
Unearned Revenue - Lease Term Buyback	15,904,261	15,937,900	$ (33,639)
Total Long Term Liabilities	**$ 16,842,893**	**$ 16,671,555**	**$ 171,338**
Total Liabilities	**$ 23,761,965**	**$ 22,619,983**	**$ 1,141,982**
Net Position			
Investment in Capital Assets	$ 94,408,080	$ 87,377,103	$ 7,030,977
Restricted - Customer Facility Charges	3,214,831	2,958,866	255,965
Unrestricted	52,734,027	44,828,784	7,905,242
Total Net Position	**$ 150,356,937**	**$ 135,164,753**	**$ 15,192,184**
Total Liabilities and Net Position	**$ 174,118,903**	**$ 157,784,736**	**$ 16,334,166**

Statement of Cash Flows

	Month	Fiscal Year-to-Date
Cash Flows from Operating Activities:		
Operating Income	$ (785,209)	$ 9,679,961
Changes in Working Capital:		
(Increase) Decrease in Accounts Receivable	(190,282)	(42,356)
(Increase) Decrease in Inventories	(149,879)	51,679
(Increase) Decrease in Prepaid Expenses and Other	(280,273)	(157,927)
Increase (Decrease) in Accounts Payable	2,421,026	472,487
Increase (Decrease) in Accrued Expenses and Other	261,361	703,132
Net Cash Provided (Used) by Operating Activities	**$ 1,276,744**	**$ 10,706,976**
Cash Flow from Investing Activities:		
Acquisition, Construction of Capital Assets	$ (4,708,481)	$ (15,159,719)
Sales (purchases) of Investments	31,445	59,512
Capital Contributions (Grants)	1,797,254	4,925,141
Interest and Investment Income	224,532	2,764,678
Proceeds from Sale of Assets	(641)	155,336
Net Cash Provided (Used) in Investing Activities	**$ (2,655,891)**	**$ (7,255,052)**
Cash Flow from Financing Activities:		
Customer Facility Charges Revenue	$ 14,258	$ 255,965
Net Cash Provided (Used) by Financing Activities	**$ 14,258**	**$ 255,965**
Increase (Decrease) in Cash and Equivalents	**$ (1,364,889)**	**$ 3,707,889**
Cash and Equivalents at Beginning of Period	**$ 35,032,095**	**$ 29,959,317**
Cash and Equivalents at End of Period	**$ 33,667,206**	**$ 33,667,206**

Cash and Investments

Cash		Balance	Current Interest Rate
Cash - Bank Money Market	$	12,645,312	**5.38%**
Cash - FLCLASS		21,021,894	**5.24%**
Total Cash	**$**	**33,667,206**	

Investments		Balance
Short term portfolio (less than 1 year maturity)		
US Treasury Bonds	$	1,040,625
US Treasury Bills	$	7,652,043
Money Market and Cash	$	114,380
Cost	**$**	**8,807,048**
Unrealized Gain (Loss)	$	(45,610)
Market Value	**$**	**8,761,438**
Short Term Portfolio - Book Yield on Investments		**4.57%**
Long term portfolio		
US Treasury Bonds	$	30,398,629
US Agency Bonds	$	962,043
Municipal Bonds	$	1,108,289
Money Market and Cash	$	162,851
	$	**32,631,812**
Unrealized Gain (Loss)	$	313,178
Market Value	**$**	**32,944,989**
Total Investments	**$**	**41,706,427**
Long Term Portfolio - Years to Maturity		**3.93**
Long Term Portfolio - Book Yield on Investments		**3.48%**

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 Phase % Complete	Estimated Completion Date	Project Status
Runway 5-23 Drainage - Phase 3	$ 1,080,000	$ 2,240,309	$ 5,814,855	$ 5,254,717	90%	100%	FY-24 Q2 (Construction)	Project substantially complete as of 11/29/23. Final inspections complete and project closed out 8/5/24.
NAVAIDS	1,200,000	339,824	1,761,475	1,636,635	93%	100%	FY-24 Q2 (Construction)	Project substantially complete as of 10/11/23. Final inspections and closeout documentation complete.
North Road Terminal Refresh	2,000,000	419,956	5,987,210	106,575	2%	100%	FY-24 Q3 (Design)	Construction contract fully executed 6/26/24. Permitting and procurement of materials underway.
Fuel Farm Improvements	1,500,000	349,359	7,051,969	349,359	5%	100%	FY-24 Q2 (Discovery)	Construction contract fully executed 6/28/24. Permitting and procurement of materials underway. Received notice that the project will be awarded $630,000 in supplemental AIP funding - awaiting receipt of formal grant offer, which was pre-authorized by the Board in June.
Taxiway A&B Safety Improvements	2,400,000	875,219	2,540,502	1,002,862	39%	80%	FY-25 Q1 (Construction)	Construction started 7/28/24 and is currently on schedule.
Taxiway A-3 Relocation	1,770,000	1,405,974	1,865,967	1,491,948	80%	100%	FY-24 Q4 (Construction)	Project substantially complete as of 8/12/24. Working on punch list items and project close out documentation.
5/23 Interior Perimeter Road	1,300,000	1,038,111	1,423,370	1,180,144	83%	99%	FY-24 Q4 (Construction)	All paving is complete; sodding and drainage work near completion.
Security and Access Control	500,000	136,092	170,334	136,092	80%	100%	FY-24 Q4 (Design)	AVCON submitted 100% plans; currently working on bidding process.
South Quad Hangars	1,700,000	458,665	1,558,483	584,456	38%	70%	FY24 - Q3 (Design)	Hanson submitted 60% plans for staff review. Site plan petition to be submitted with DRB application, targeting November Meeting.
Airfield Lighting & Electrical Vault Replacement	3,000,000	657,338	1,092,727	822,717	75%	100%	FY24 - Q4	100% plans and specs received and under staff review. Submitted grant application to FAA on 5/2/24 and received notice this project was not selected for funding. Submitted application for Resilient Florida grant on 8/30/24. Anticipate bidding vault as an alternate with airfield lighting.
Stormwater Drainage Plan	900,000	973,966	2,234,080	1,120,275	50%	75%	FY24 - Q4 (Design)	Permit application to SFWMD submitted in September. Costs for water quality monitoring approved by Board during the August meeting.
Facilities Improvements-Construction	4,000,000	14,726	6,399,408	239,172	4%	6%	FY25 - Q3 (Construction)	Construction agreement with OAK approved in May. Procurement of materials underway, currently working through permitting issues.
Subtotals	**$ 21,350,000**	**$ 8,909,539**	**$ 37,900,380**	**$ 13,924,952**				

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	Approved Cost % Complete	Project Phase % Complete	Project Status
West Quad Perimeter Wildlife Fence	500,000	65,294	66,480	65,294	98%	100%	100% plans received from Hole-Montes, working on bidding process.
West Quad Pond Fill and Asphalt Removal	-	-	141,254	-	0%	50%	OAK commenced on 7/18/24. Work was suspended on 7/23/24 due to wet ground conditions. The contractor will resume work in dry season.
Taxi lanes E,G,H Rehabilitation	500,000	-	-	-	-	-	Staff exploring potential grant funding opportunities.
Noise Monitoring Systems	250,000	-	79,100	38,150	48%	100%	Portable noise monitors deployed in the community.
Observation Deck & Playground Upgrades	1,700,000	30,506	278,944	81,782	29%	30%	An update to the Airport Utilization Plan will be needed, along with a conditional use amendment to the airport zoning district.
General Aviation Terminal Ramp Lights	500,000	471,848	593,200	508,967	86%	95%	All new poles are in place and operating. Due to material lead times, AIS requested 75 additional days. Electrical box installation is in progress. Substantial completion is estimated for mid-October.
Hangar Roof Replacement	1,000,000	32,340	1,048,999	32,340	3%	5%	The construction bid was awarded by the Board in June. City permitting is in process. The NTP was issued to the contractor on 7/30/24.
Airport Road Landscaping	1,000,000	1,502,909	1,607,678	1,555,020	97%	100%	The installation of new irrigation, trees, and shrubs is complete. Sodding is in progress, with the overall project substantially complete. Punch list items and project closeout documentation in process.
Hangar Door Replacement - FY24 (East Quad)	950,000	77,042	1,037,027	83,264	8%	5%	The construction agreement with Cunningham was awarded in April, and the Pre-Con meeting was held on 4/25/24. The lead time on hangar doors is approximately 28 weeks.
North Quad Site Prep	400,000	10,331	1,243,910	199,363	16%	30%	The scope and fee of the environmental assessment approved by Board during the September Board Meeting.
Former Civil Air Patrol Hangar Repair	250,000	-	56,998	-	0%	95%	The structural evaluation report was received. In the near term, the building will be utilized for the storage of NAA equipment.
General Aviation Terminal Additional Parking	620,000	516,930	714,610	711,920	100%	100%	The final inspection walk-through was completed on 12/1/23. The asphalt installed is defective and will require replacement; we are working with the contractor to coordinate replacement work.
Airport Road Airfield Fencing	710,000	110,581	509,125	486,483	96%	100%	Substantial completion on 9/30. Final punch list items are complete. A change order for an additional section of fencing at the GAT short-term lot has been completed; closeout documentation complete.
North Road Terminal Apron Improvements	-	107,183	1,158,623	107,183	9%	10%	Board approved contract in June for design of Phases I and II. FAA grant was awarded and executed in August. Design has commenced with Michael Baker.
General Aviation Terminal Remodel	475,000	245,613	2,140,559	245,613	11%	60%	Construction started 6/24 and is currently on schedule.

Other Capital Equipment			Other Capital Status
ARFF Truck	$ 750,000	$ 86,050	Class II ARFF Truck chassis delivered to vendor, parts have been ordered. Production is scheduled for Q1 2025 due to manufacturer delays. Termination agreement with Rosenbauer for Class III truck has been fully executed by all parties.
ATCT Equipment	500,000	93,243	Sole-source equipment agreement with Frequentis USA approved in February. Install tentatively scheduled for late October.
Trucks (3) - electric	210,000	157,160	Received one F150 Lightning in October, second Lightning and Ford Escape received in December.
Trucks	425,000	198,772	F250 delivered in February and F150 received in January. Hino refueler in March.
Lektro Tug	155,000	149,787	Unit delivered in March.
Kubota - Skid Steer	80,000	70,357	Unit delivered in February.
Various Computer Hardware	125,000	15,701	Computers and security cameras.
Software Implementation	25,000	43,885	Fuelforce Management/Carwash system.
Vehicles	-	130,843	Ford Mach-E and 3 golf carts.
Prior Year Projects Carryover	-	363,283	Pilots lounge and security upgrades.
Various Capital under $50,000	300,000	928,011	EV chargers, utility vehicle, and luggage belt loader, and misc.
Subtotal Other Capital Projects and Equipment	$ 11,425,000	$ 5,407,669	
Subtotal Capital from Strategic Scorecard Projects	21,350,000	8,909,539	
Less anticipated/actual grant funding	(6,831,000)	(7,188,248)	
Total Capital spend	**$ 25,944,000**	**$ 7,128,960**	

Grant Funding

Grant Funding Received

Project:	FAA	FDOT
Runway 5-23 Drainage Improvements - Phase 3	$ 4,787,791	$ 265,989
Amount Reimbursed	4,656,860	259,104
Remaining Amount	$ 130,931	$ 6,885
Airfield Navaids Replacement	$ 1,462,548	$ -
Amount Reimbursed	1,450,065	-
Remaining Amount	$ 12,483	$ -
Airfield Capital Projects - Design	$ 346,935	$ 34,069
Taxiway A&B Safety / TWY A-3 Relocation / Perimeter Road		
Amount Reimbursed	333,305	23,780
Remaining Amount	$ 13,630	$ 10,289
Airfield Capital Projects - Construction	$ 4,427,714	171,562
Taxiway A&B Safety / TWY A-3 Relocation / Perimeter Road		
Amount Reimbursed	1,421,349	74,156
Remaining Amount	$ 3,006,365	$ 97,406
Security Upgrades	$ -	$ 600,000
Amount Reimbursed	-	80,068
Remaining Amount	$ -	$ 519,932
Perimeter Fence Improvements	$ -	$ 360,000
Amount Reimbursed	-	360,000
Remaining Amount	$ -	$ -
South Quad T-Hangars - (FY 25 - FY 27)	$ -	$ 7,500,000
Amount Reimbursed	-	-
Remaining Amount	$ -	$ 7,500,000
Total Grants	**$ 11,024,988**	**$ 8,931,620**
Total Amount Reimbursed	**$ 7,861,579**	**$ 797,107**
Total Remaining Amount	**$ 3,163,409**	**$ 8,134,513**

Budgeted Expenses and Expenditures

Florida Statute 189.016(3) requires that the governing body of a special district to adopt a budget by resolution each fiscal year. The table below shows the approved FY 2024 budget and the actual amounts year-to-date. We cannot exceed total budgeted expenses and expenditures unless approved by the Board of Commissioners by a budget amendment.

	Annual Budget	Actual Spent to Date	Remaining Budget
Operating Expenses	$ 28,830,000	$ 29,093,751	$ (263,751)
Capital Expenditures - Authority funded	$ 25,944,000	$ 4,268,914	$ 21,675,086
Total Expenses and Expenditures	**$ 54,774,000**	**$ 33,362,665**	**$ 21,411,335**

Percent of year elapsed	**100%**
Operating expenses - percent of budget spent	**101%**
Total expenses and expenditures - percent of budget spent	**61%**