Naples Airport Authority: Regular Meeting Minutes

Thursday, April 16, 2026

The meeting was called to order by Chair Cavanaugh at 8:30 a.m. in the City Chambers at City Hall, 735 8th Street South, Naples, Florida.

Chair Cavanaugh presided and reviewed standard meeting announcements regarding public comment procedures, Sunshine Law requirements, live streaming and recording of the meeting, and the public record nature of all materials distributed.

A. Roll Call

Board Members Terrence W. Cavanaugh (Chair), John Crees (Vice Chair), Robert P. Burns, Michelle Arnold, and Ralph Alberto were present. Also present were Executive Director Christopher A. Rozansky and Authority Attorney William L. Owens, Mr. Lobb, Mr. Warriner, Mr. Gray, Mr. Fagan, Ms. Zadorecky, Mr. Brown, Ms. Wiggins, Ms. Acosta, and Ms. Jaramillo.

B. Pledge of Allegiance

Chair Cavanaugh led the Board in the Pledge of Allegiance.

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

Mr. Rozansky advised the Board of revisions provided in advance of the meeting, including scrivener's corrections and updates to prior minutes and selected presentation materials. Revisions include:

1. Updated Agenda with New Business added: City of Naples Resolution 2026-15847 Regarding Chapter 164, Florida Statutes, The Florida Governmental Conflict Resolution Act
2. D. Minutes: Revisions to the March 19, 2026 Regular Minutes include, the opening sentence stated "The meeting was called to order by ~~Vice~~ Chair Cavanaugh" and has been corrected to read, "Chair Cavanaugh".
3. H3. Agreement with Ideagen to purchase, install and operate permanent noise monitors, complaint management software, and flight tracking software for three years not to exceed $774,369. Ideagen has supplied a map of approximate monitor locations.
4. I2. North Quad Site Improvements Update and Amendment with EG Solutions for Design and Permitting Services not to exceed $1,004,439. The scope and fee are attached.

5. J1. City of Naples Resolution – this item includes a copy of the resolution adopted by the City Council today, April 15, 2026.

D. Minutes

The Regular Meeting Minutes of March 19, 2026, were presented for Board consideration. A motion was made by Vice Chair Crees and seconded by Board Member Arnold to approve the prior meeting minutes as amended. The motion passed by unanimous vote.

E. Public Comments (5-minute limit)

No Public Comments were presented at the this time.

F. Presentations and Time Certain Items

1. **Airfield Congestion Analysis** – Justin Lobb, Deputy Executive Director, introduced the presentation regarding the Airport's airfield congestion analysis and demand management strategies. He noted that the Airport continues to experience peak seasonal demand, particularly during holidays and high-traffic periods, when operational demand may exceed available airfield and aircraft parking capacity. Ricondo and Associates presented the findings of a qualitative assessment of congestion mitigation opportunities, including benchmarking against peer airports and identifying industry best practices. Staff emphasized that aircraft parking capacity was a primary operational constraint during peak periods, noting that recent seasonal demand exceeded available parking. Staff indicated that the most viable near-term strategy is an aircraft parking reservation system, which would help improve predictability, manage peak-day constraints, and enhance overall operational efficiency. The Board directed staff to continue refining this strategy, including engagement with the aviation community and further analysis of operational and fiscal considerations. Staff confirmed that a detailed proposal, including the potential implementation of a parking reservation system, will be presented as part of the June draft budget for Board consideration.

2. **Runway 14-32 Extension Analysis** – Justin Lobb, Deputy Executive Director, introduced the Runway 14-32 Extension Feasibility Analysis, noting it was an updated evaluation of potential improvements to the crosswind runway based on prior study and Board interest. ESA presented existing conditions, indicating that current runway length is constrained by safety area requirements and displaced thresholds, limiting usable landing and takeoff distance. Two alternatives were analyzed: a maximum allowable extension within the existing Airport footprint, which would increase takeoff distance but not landing distance, and an engineered materials arresting system (EMAS) option, which would allow increased usable

runway length but at significantly higher cost and with limited applicability to general aviation airports. Estimated costs were approximately $11 million for the extension and $24.5 million for the EMAS alternative, with limited likelihood of grant funding. Board discussion emphasized that runway utilization is primarily driven by wind conditions and that larger aircraft would continue to use the primary runway, resulting in only marginal operational benefit from extending Runway 14-32. Additional concerns included safety considerations related to aircraft performance requirements, physical and environmental constraints, and limited return on investment. Following discussion, the Board reached consensus that the alternatives do not provide sufficient operational, safety, or financial benefit to warrant further action and agreed that no additional pursuit of the runway extension is warranted at this time.

Public Comments (5-minute limit)

James Devore provided a public comment regarding potential noise reduction initiatives discussed at the Noise Compatibility Committee (NCC), noting that a presentation by Hughes Aerospace indicated no FAA impediment to increasing glide slope angles for arriving aircraft. He emphasized that steeper approach angles—referred to as “higher for longer”—could reduce noise impacts on the ground and align with prior studies and recommendations. Mr. Devore stated that the NCC had reached unanimous consensus to further evaluate this concept and urged the Board to support continued analysis and implementation of incremental glide slope adjustments to achieve community noise reduction benefits.

G. Noise

Vice Chair Crees presented the NCC Liaison Report, summarizing that the Committee held one regular meeting and one workshop during the reporting period, with discussions focused on noise monitoring, Part 150 study updates, and voluntary noise abatement compliance. He reported that the Committee supported advancing permanent noise monitoring to validate modeled data with actual measurements and reviewed benchmarking that confirmed continued strong voluntary compliance by operators. The workshop included presentations on air traffic control operations, flight procedures, noise impacts, and FAA regulatory constraints, including the significant challenges associated with pursuing Part 161access restrictions. Overall, the NCC reached general consensus that most feasible noise mitigation measures have already been implemented and that

future efforts should focus on incremental improvements, enhanced data collection, and continued emphasis on voluntary compliance programs.

H. Consent Agenda

The Board considered the Consent Agenda and, following brief discussion, determined that Consent Agenda Items 1 through 3 warranted separate consideration. The Board approved moving those items from the Consent Agenda to the Action Items section to allow for additional discussion and deliberation. The remaining Consent Agenda item was left as presented.

1. **Purchase of a 2025 Ford E-350 StarCraft (Mini-Bus) with Tamiami Ford** (not to exceed **$122,376.50**) – The Consent Agenda item was presented to the Board for consideration. A motion was made by Board Member Arnold and seconded by Vice Chair Crees to approve the purchase of a 2025 Ford E 350 StarCraft (Mini Bus). The motion passed by unanimous vote.

I. Action Items

(Public comments accepted for each item; 5-minute limit)

1. **Interlocal Agreement with Collier County Airport Authority** – Justin Lobb, Deputy Executive Director, presented the proposed Interlocal Agreement between the Naples Airport Authority and the Collier County Airport Authority, outlining the purpose of the agreement and the intended framework for coordination between the two agencies. Staff explained that the agreement establishes a formal mechanism for collaboration on matters of mutual interest, including operational coordination, information sharing, and regional aviation planning efforts. The Board discussed the importance of maintaining a cooperative relationship with the Collier County Airport Authority, recognizing that both entities serve complementary roles within the regional aviation system. Staff noted that the agreement is structured to support ongoing communication and coordination while preserving each authority's independent governance and operational decision-making. Board members expressed support for the agreement as a proactive step to strengthen interagency collaboration and enhance regional coordination. Following discussion, a motion was made by Chair Cavanaugh and seconded by Vice Chair Crees to approve the Interlocal Agreement with Collier County Airport Authority. The motion passed by unanimous vote.
2. **Agreement 23-5537 with Hughes Aerospace Corp.** – Justin Lobb, Deputy Executive Director, presented Agreement 23-5537 with Hughes Aerospace Corporation for the development of instrument approach procedures at Marco Island Executive Airport

(MKY), outlining the scope of services, which includes discovery, public engagement, feasibility analysis, and the development and ongoing maintenance of RNAV (GPS) instrument flight procedures. Staff explained that the agreement builds upon prior phases of work completed at Naples Airport and is aligned with regional coordination efforts, including the proposed Interlocal Agreement with the Collier County Airport Authority. The proposed Task Order 2 authorizes services in an amount not to exceed $271,205 over a five-year period, including contingency. The Board briefly discussed the agreement, including its scope, cost structure, and anticipated benefits related to operational capability and regional collaboration. Following discussion, a motion was made by Chair Cavanaugh and seconded by Vice Chair Crees to approve the Agreement 23-5537 with Hughes Aerospace Corp. The motion passed by unanimous vote.

3. **Agreement with Ideagen** – Justin Lobb, Deputy Executive Director, presented the proposed agreement with Ideagen for the purchase, installation, and operation of permanent noise monitors, complaint management software, and flight tracking software, outlining the system's purpose to enhance the Airport's noise monitoring capabilities and provide improved data collection, reporting, and public interface tools. Staff explained that the agreement includes implementation and ongoing operational support over a multi-year period, with a total not-to-exceed amount of $774,369 and noted that the proposed implementation approach would begin with the installation of six to seven permanent noise monitors, with additional expansion and public input to inform future phases. The Board discussed the scope of the agreement, including system capabilities and the phased implementation strategy, and expressed general support for enhancing noise monitoring infrastructure and transparency. Following discussion, a motion was made by Board Member Burns and seconded by Vice Chair Crees to approve the Agreement with Ideagen. The motion passed with a 4-1 vote; Board Member Alberto dissenting.

4. **Master Plan and Utilization Plan Update** – Miguel Carballo, Director of Planning and Development, presented the Master Plan and Utilization Plan Update, explaining that the Airport Master Plan (AMP) is required to be presented annually for Board review and that no amendments to the adopted AMP were proposed as part of this update. Staff noted that the focus of the item was the 2026 Airport Utilization Plan, which is consistent with the approved Master Plan and provides an updated, conceptual framework for future development and operational improvements at the Airport. Staff explained that the Utilization Plan serves as a planning tool to depict existing conditions and proposed improvements across Airport property and is used to coordinate with the City of Naples for land use and

development review. The proposed update includes a variety of conceptual projects, such as airfield safety improvements, taxiway enhancements, infrastructure and drainage upgrades, tenant-related improvements, and public-facing amenities. Staff emphasized that all projects remain conceptual in nature and would be subject to separate design, permitting, and regulatory review processes, as applicable. The Board discussed the proposed updates and the role of the Utilization Plan in guiding future development while maintaining consistency with regulatory requirements and existing approvals. Staff stated that the next step would be to update the Airport Layout Plan, including revisions to reflect current conditions, completed and removed facilities, and updated proposed projects and taxiway geometry. Following discussion, a motion was made by Vice Chair Crees and seconded by Board Member Arnold to approve Master Plan and Utilization Plan Update. The motion passed by unanimous vote.

5. **North Quad Site Improvements Update and Amendment with EG Solutions for Design and Permitting Services** (not to exceed $1,004,439) – Miguel Carballo, Director of Planning and Development, presented an update on the North Quad Site Improvements project and the proposed amendment with EG Solutions for design and permitting services. Staff explained that the North Quad improvements are intended to address key infrastructure needs, including remediation of the former municipal landfill, stormwater management, and airfield safety enhancements, as part of the Airport's broader capital improvement program. Staff noted that the amendment would advance detailed design and permitting efforts necessary to move the project forward, ensuring compliance with regulatory requirements and supporting future construction activities. The total not-to-exceed amount for the amendment was presented as $1,004,439. Board Member Ralph Alberto made a motion for staff to proceed as soon as possible. The motion was seconded by Board Member Arnold. Board Member Alberto also proposed an amendment to continue with the project, with the amendment of removing those funds that Director Miguel Carballo quoted of $89,000. This was again seconded by Board Member Arnold. The Board discussed the importance of addressing existing site constraints and advancing infrastructure improvements in the North Quad area, and expressed support for continuing the project. Following discussion, a motion was made by Board Member Alberto and seconded by Board Member Arnold to approve North Quad Site Improvements Update and Amendment with EG Solutions for Design and Permitting Services. The motion passed by unanimous vote.

6. **Agreement with DEC Contracting Group, Inc. for Executive Hangar #4 Improvements** (not to exceed $838,705) – Miguel Carballo, Director of Planning and

Development, presented the proposed agreement with DEC Contracting Group, Inc. for the renovation of the 404 Citation Point hangar facility (Executive Hangar #4), outlining the scope of improvements and procurement results. Staff explained that the project is intended to address deteriorated building conditions and extend the useful life of the facility through a range of interior and exterior repairs, including structural, finish, and drainage-related improvements. Staff noted that the project was competitively bid, with DEC Contracting Group, Inc. identified as the lowest responsive and responsible bidder, and recommended award of the contract in an amount not to exceed $838,705, inclusive of contingency. The Board discussed the proposed improvements and the need to address existing facility conditions, and expressed support for advancing the project. Following discussion, a motion was made by Board Member Alberto and seconded by Vice Chair Crees to approve Agreement with DEC Contracting Group, Inc. for Executive Hangar #4 Improvements. The motion passed by unanimous vote.

7. **Agreement with Ready Power, LLC for ATCT Generator and UPS Replacement** (not to exceed $430,778) – Miguel Carballo, Director of Planning and Development, presented the proposed agreement with Ready Power, LLC for the replacement of the Air Traffic Control Tower (ATCT) generator and uninterruptible power supply (UPS) system, outlining the scope of work and the critical role of the project in maintaining reliable power to essential airfield infrastructure. Staff explained that the project is intended to replace aging equipment to ensure continued operational reliability, enhance system redundancy, and support uninterrupted ATCT operations during power disruptions. The agreement provides for procurement and installation services in an amount not to exceed the approved budget, consistent with the Airport's capital improvement and infrastructure maintenance program. The Board discussed the importance of maintaining reliable emergency power systems and expressed support for proactive replacement of critical infrastructure. Following discussion, a motion was made by Vice Chair Crees and seconded by Board Member Arnold to approve the Agreement with Ready Power, LLC for ATCT Generator and UPS Replacement. The motion passed by unanimous vote.

J. New Business

City of Naples Resolution 2026-15847 Regarding Chapter 164, Florida Statutes, the Florida Governmental Conflict Resolution Act – Christopher Rozansky, Executive Director, presented an overview of the City of Naples Resolution 2026-15847, which was adopted by the City Council on April 15, 2026, initiating conflict resolution procedures pursuant to Chapter 164, Florida Statutes, the Florida Governmental Conflict Resolution

Act. Mr. Rozansky explained that the resolution formally determines that a conflict exists between the City of Naples and the City of Naples Airport Authority and initiates the statutory conflict resolution process required prior to litigation. The resolution authorizes the City Manager and City Attorney to take necessary actions to advance the process, including potential litigation if the conflict is not resolved through the required procedures. It was noted that Chapter 164 provides a structured framework for governmental entities to engage in good faith discussions and attempt to resolve disputes prior to court proceedings. The Board discussed the resolution and its implications, including the anticipated conflict resolution process and the Authority's response. No formal action was taken on this item as it was presented for discussion and informational purposes.

K. Old Business

There was no Old Business.

L. Board Report

The Board reviewed the monthly report, noting increased airport activity and strong financial performance while discussing rising jet curfew violations, concentrated noise complaints, and the need to use forthcoming monitoring data to better manage noise and improve reporting efficiency.

M. Executive Director's Report

Christopher Rozansky, Executive Director, provided updates on several strategic, legislative, and workforce development initiatives affecting the Airport. Mr. Rozansky reported that the "Future of Aviation" white paper project with Kimley-Horn has officially commenced, with a kickoff meeting completed and ongoing coordination planned, noting that a presentation to the Board is anticipated as early as August.

Mr. Rozansky also briefed the Board on federal legislative developments, including the ALERT Act in the House and the ROTOR Act in the Senate, both stemming from recommendations following a prior aviation accident and focused on enhancing safety through the use of ADS-B technology. He explained the distinction between ADS-B OUT, which is currently required for transmitting aircraft location data, and ADS-B IN, which would allow pilots to receive and view that data in real time. Mr. Rozansky noted that while the safety benefits of both bills are generally supported across the aviation industry, the House version includes additional provisions that raise concern for the Authority. Specifically, he highlighted language that could restrict the use of ADS-B data for operational purposes, including generating noise reports and conducting routine airport functions, which he stated would be detrimental to airport operations if enacted. He

advised that the Authority has submitted a letter opposing the House version and will remain actively engaged as the legislation moves through reconciliation.

At the state level, Mr. Rozansky reported on recently passed legislation limiting the use of ADS-B data for assessing landing fees on certain aircraft.

Additionally, Mr. Rozansky provided an update on a new workforce development partnership with Lorenzo Walker Technical College and the Experimental Aircraft Association (EAA). He explained that the program has launched, with classroom and hands-on training now underway at Airport facilities and is designed to address the growing demand for aviation mechanics. Mr. Rozansky noted that participating students, primarily high school juniors and seniors, can graduate with the required training and hours to pursue FAA certification, making them workforce ready upon completion. He further indicated that staff will explore potential scholarship opportunities to support student participation in the program.

N. Counsel's Report

Other than the Naples City Council's resolution, Mr. Owens did not have any other updates on legal matters or pending issues.

O. Public Comments (5-minute limit)

Janet Ferry provided a public comment raising questions regarding the Airport Authority's long-term strategy for managing and accommodating aviation demand. She expressed support for efforts to improve clarity in the Utilization Plan but raised concerns about the distinction between aeronautical and non-aeronautical projects and the role of City Council approval. Ms. Ferry also commented on broader governance and legislative matters, emphasizing the value of prior collaboration between the Airport Authority and City Council, expressing concern about increasing conflict and external influences, and urging continued cooperation between the entities.

P. Correspondence / Member Comments & Requests / Meetings

Vice Chair John Crees discussed the recent FBO financial analysis, noting a loss associated with avgas refueling operations and seeking clarification on the steps being taken to address the economic imbalance. He also acknowledged the Board-approved UL94 fuel subsidy and inquired about its anticipated depletion, while expressing interest in achieving a more sustainable, revenue-neutral approach to fueling operations.

In response, Christopher Rozansky, Executive Director, explained that the financial challenges are associated with low-volume avgas transactions. Mr. Rozansky stated that

operational adjustments are being implemented, including consolidating fueling activities and evaluating pricing changes, with the goal of improving efficiency and moving toward cost recovery, while remaining mindful of fuel price volatility and impacts on general aviation operators.

Vice Chair Crees also raised concerns regarding enhanced noise mitigation efforts, particularly encouraging increased promotion of noise abatement departure procedures. Mr. Rozansky responded that the Authority has begun engagement with major operators, including meetings with NetJets, which already incorporate noise abatement procedures into their internal protocols. He noted that the Authority intends to expand outreach to additional operators and develop a coordinated awareness campaign, ensuring alignment with safety considerations while promoting voluntary compliance. Vice Chair Crees further noted concerns regarding operational practices such as extended use of reverse thrust.

Board Member Ralph Alberto added comments regarding community outreach efforts, highlighting recent airport tours conducted for local homeowner associations, which were well attended and positively received, reflecting strong community interest and engagement. He also noted a visit to a regional STEM-focused aviation training organization, STEMCAT, where opportunities for potential collaboration and support are being explored in support of workforce development initiatives.

Q. Adjourn

With no further business, the meeting adjourned at approximately 1:40 p.m.

Christopher A. Rozansky
Secretary

NOTE: These minutes were prepared by Microsoft Copilot using a verbatim transcript. Printed copies of all visual presentations, transcripts and handouts are on file at the NAA's offices. The video of all meetings can be found online at www.naplesgov.com.