Naples Airport Authority: Regular Meeting Minutes

Thursday, September 17, 2026

The meeting was called to order by Chair Cavanaugh at 8:30 a.m. in the Airport Office Building Conference Room, 200 Aviation Drive North, Naples, Florida.

A. Roll Call

Roll call confirmed the presence of Chair Terrence W. Cavanaugh, Vice Chair John Crees, Board Member Michelle Arnold, and Board Member Ralph Alberto. Board Member Robert P. Burns participated remotely via video conference following Board approval. A motion was made by Vice Chair Crees and seconded by Chair Cavanaugh to allow remote participation; the motion passed unanimously.

Also present were Executive Director Christopher A. Rozansky and Authority Attorney William L. Owens, Special Counsel Peter Kirsch, Mr. Lobb, Mr. Carballo, Mr. Warriner, Ms. Zadorecky, Ms. Wiggins, Mr. Brown, Mr. Gray, Mr. Fagan, Ms. LeDuc, Ms. Acosta, Mr. Chrysler, 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)

Executive Director Rozansky reported that several grammatical corrections had been made to the agenda materials, a calculation error in Consent Agenda Item 4 had been corrected without changing the requested not-to-exceed contract amount, and an additional slide summarizing future capital expenditures had been added to the budget presentation. Mr. Rozansky confirmed that the corrected materials were posted.

D. Minutes

The Board considered the Audit Committee Meeting Minutes of June 18, 2026; Consultant Selection Committee Meeting Minutes of August 19, 2026; and Regular Meeting Minutes of August 20, 2026. A motion was made by Board Member Arnold and seconded by Vice Chair Crees to approve the three sets of minutes as presented. The motion passed unanimously.

E. Public Comments (5-minute limit)

Keith West, representing the Airport Tenants Council, highlighted the Council's support for aviation and community initiatives at Naples Airport, noted its collaboration with Executive

Director Rozansky during the budget process, supported CPI-based rent increases, and encouraged approval of the Fiscal Year 2027 budget.

Don Antonacchio emphasized the importance of airport safety, commended the airport's management, and expressed his interest in serving on the Board and appreciation for its members.

F. Presentations and Time Certain Items – no presentations or time certain items.

G. NOISE – no noise items.

H. CONSENT AGENDA

The consent agenda consisted of the following five items:

1. Amendment to Lease with Collier County for Recycling Facility.
2. Consultant Selection Committee ranking of firms for RFQ 2026-026, Climate & Energy Resiliency Master Plan.
3. Approval of the Perimeter Fence Replacement Project bond claim settlement agreement in the amount of $290,160 and construction contract to complete remaining work in an amount not to exceed $1,030,548.
4. Approval of the East Quad Hangar Door Replacement Project bond claim settlement agreement in the amount of $580,000 and construction contract to complete remaining work in an amount not to exceed $1,320,000.
5. Agreement for South Quad Car Wash Facility design services with Michael Baker International, Inc. in an amount not to exceed $249,362.

Board Member Alberto questioned the differing contingency percentages between the perimeter fence and East Quad hangar door projects. Mr. Rozansky explained that contingencies are based on project complexity, noting that the hangar door work involves modifying existing facilities and adapting to field conditions, while fence and gate projects are more straightforward. He added that contingencies are authorized but only used as needed.

Board Member Alberto expressed concern that combined contingencies could overstate projected costs and contribute to underspending. Vice Chair Crees, Chair Cavanaugh, and Board Member Arnold supported maintaining project-specific contingencies while seeking greater visibility into their cumulative impact. Mr. Rozansky agreed to separately track and report contingency amounts in future capital project reports.

Board Member Burns moved to approve the consent agenda. Board Member Alberto seconded the motion, which passed unanimously.

I. ACTION ITEMS

1. Resolution 2026-4, Adoption of Fiscal Year 2027 Operating and Capital Expenditures Budget

Senior Director of Finance and Administration Ken Warriner presented the final Fiscal Year 2027 operating and capital budget, highlighting updates since August, including higher fuel sales projections, continuation of the UL94 subsidy, and rental rate adjustments averaging 3.4 percent. He reported that most Authority rental rates remained generally aligned with market conditions and noted that the budget assumed commercial service beginning in December, added 12 new positions, and increased legal expenses related to the City of Naples dispute.

Board members discussed fuel growth assumptions, rental rate trends at Page Field, capital planning, and project inflation. Mr. Warriner reported a projected $7.9 million increase in net position, a 10.8 percent operating margin, approximately $38 million in fiscal year capital projects, and an estimated $67 million in unrestricted cash at year-end. He also noted that the five-year capital plan included approximately $182 million in anticipated investments, primarily for airfield infrastructure.

Board Member Arnold requested greater predictability in future rental planning. Board Member Burns asked about the status of the American Airlines agreement and TSA coordination. Mr. Rozansky reported that airline negotiations were progressing, with an agreement expected for Board consideration in the coming months, and that TSA would provide screening equipment while Authority-funded staffing costs for security operations were included in the budget.

Vice Chair Crees moved to approve Resolution 2026-4 and the Fiscal Year 2027 operating and capital expenditures budget as presented. Board Member Arnold seconded the motion, which passed unanimously.

2. Adopt FY 2027 Strategic Plan and Operating Scorecard, Including Certain Requirements of Section 189.0694, Florida Statutes

Deputy Executive Director Justin Lobb presented the Fiscal Year 2027 Strategic Plan, Operating Scorecard, and statutory performance measures, describing them as the culmination of a multi-month planning process involving Board members, stakeholders, tenants, businesses, and employees. Strategic planning consultant Mina Merkel emphasized that the revised plan provides a long-term framework for future Boards and outlined a November governance and onboarding workshop for incoming members.

Mr. Lobb reviewed the plan's five strategic pillars, which focus on organizational excellence, governance, financial stewardship, economic value, and quality of life, along with initiatives related to safety, advocacy, infrastructure, resiliency, emerging aviation technologies, community partnerships, and sustainability. He also highlighted updates to the Operating Scorecard, including revised performance measures and additional language related to noise abatement.

Board members praised the revised framework's more forward-looking approach. During discussion, Board Member Burns referenced Naples Comprehensive Plan policies related to the airport's role as a community gateway and future development planning, noting their relevance to the ongoing Chapter 164 dispute. Mr. Lobb clarified that the approval also included state-required goals, objectives, performance measures, and standards.

Vice Chair Crees moved to adopt the Fiscal Year 2027 Strategic Plan, Operating Scorecard, and statutory performance measures and standards as presented. Board Member Arnold seconded the motion, which passed unanimously.

3. Key Principles to Chapter 164 Conflict Resolution Proceedings with the City of Naples

Chair Cavanaugh stated that the discussion was intended to establish Board consensus before the joint session with the Naples City Council. Authority Attorney Owens and Special Counsel Kirsch explained that the proposed key principles reflected areas where negotiators had reached tentative agreement but did not represent a recommendation from Authority staff or counsel.

Board members expressed concerns that the framework lacked sufficient land-use certainty, operational protections, and a purchase option for airport property. Chair Cavanaugh, Vice Chair Crees, and Board Members Alberto and Arnold questioned the value of modifying the existing prepaid lease without stronger assurances regarding future airport operations and development rights.

Mr. Owens and Mr. Kirsch advised that the City faced significant legal challenges in its claims and that an adverse court ruling would not automatically transfer airport operations or resolve ownership issues. They also noted that additional payments or other concessions would be difficult to justify without meaningful value in return, such as greater land-use certainty or a purchase option.

After discussion, the Board reached unanimous consensus that, despite the good-faith efforts of both negotiating teams, it could not support the key principles as presented and would discontinue negotiations under the current framework. The Board remained open to considering materially different proposals during the joint session. Counsel also advised

that both parties would likely need to extend the Chapter 164 mediation deadline to complete the process.

J. NEW BUSINESS – no new business items.

K. OLD BUSINESS – no old business items.

L. BOARD REPORT

Vice Chair Crees reviewed noise report trends, noting increased operations and discretionary curfew activity, and asked staff to identify an operator with significant curfew-period operations. He also commended the airport's second consecutive month without an incident. Mr. Rozansky recognized Flexjet and several other operators for minimizing curfew impacts, while Board Member Alberto praised staff for achieving a 100 percent customer satisfaction rating.

Board Member Arnold asked about improving the airport's electrical resiliency. Mr. Rozansky and Deputy Executive Director Justin Lobb said the issue would be evaluated through the upcoming resiliency and energy master plan and ongoing discussions with Florida Power & Light. Chair Cavanaugh suggested legislative support could be considered if necessary.

Board Member Arnold also received updates on the North Road Terminal roof project and commercial-service permit approvals. Mr. Rozansky noted that City reviews related to fire and floodplain requirements continued to affect project timing.

Board Member Burns asked about regulations governing commercial airline service. Mr. Rozansky explained that airline operations are conducted under FAA Part 121 regulations and airport security requirements are governed by TSA Part 1542.

M. EXECUTIVE DIRECTOR'S REPORT

Executive Director Chris Rozansky reported that the North Road Terminal project remained on schedule for substantial completion by the end of October, with TSA equipment installation expected to begin in November. He also provided updates on American Airlines preparations and ongoing lease negotiations with NetJets, which is seeking a short-term lease while continuing to explore a permanent facility.

Mr. Rozansky reported that discussions with Collier County officials regarding potential collaboration among regional airports were productive and would return to the Board as additional information becomes available. Chair Cavanaugh noted that such collaboration could benefit the broader Southwest Florida aviation community.

Vice Chair Crees requested an update on information provided by the Naples Airport Tenants Council. Chair Cavanaugh summarized the Council's response regarding its membership, governance, and operations, while noting that some questions remained unanswered. Board members acknowledged the constructive dialogue with tenants, and Mr. Rozansky highlighted opportunities to better share Florida Panther conservation efforts and other environmental activities done by airport businesses with the community.

N. COUNSEL'S REPORT

Authority Attorney Owens reported that the City of Naples litigation against the Authority and the Supervisor of Elections remained abated pending completion of the Chapter 164 process. He reported no other material legal matters.

O. PUBLIC COMMENTS (5-minute limit)

Rick Ruppert, 4401 Gulf Shore Boulevard North, Naples, commented on the Chapter 164 process and proposed lease principles, expressing concerns about land-use certainty, FAA approval, revenue diversion, and the lack of a purchase option. He urged the Board to obtain greater clarity and stronger written commitments before agreeing to additional long-term financial obligations.

P. CORRESPONDENCE / BOARD MEMBER COMMENTS & REQUESTS / MEETINGS

Board Member Burns had no comments.

Board Member Arnold asked about correspondence advocating for an aviation contingency runway. Mr. Rozansky explained that Naples Airport does not anticipate routine wide-body operations and that no additional Authority action was warranted.

Vice Chair Crees suggested exploring competitive bidding or other market-based processes for certain hangar leases upon expiration to address recurring fair-market-value concerns. Mr. Rozansky outlined operational considerations, while Chair Cavanaugh and Board Member Arnold expressed concerns about potential uncertainty it could create for tenants. No formal action was taken.

Board Member Alberto proposed establishing a regular communication channel with the Naples Airport Tenants Council and encouraged Vice Chair Crees to attend a Council meeting; Keith West agreed to provide an invitation. Board Member Alberto also noted that he looked forward to staff's negotiations with the top-ranked firm for the Climate & Energy Resiliency Master Plan, with any resulting contract returning to the Board for approval.

Board Member Alberto encouraged Board participation in the National Business Aviation Association conference and volunteered to attend. The Board supported his attendance

and requested a report afterward, while Board Member Burns specifically asked for information on advanced air mobility research and development. Mr. Rozansky agreed to share additional Board education opportunities.

Q. ADJOURNMENT

With no further business, the meeting adjourned at approximately 11:12 a.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 https://www.flynaples.com/.

CITY OF NAPLES AIRPORT AUTHORITY (NAA) BOARD
Notice of Regular Meeting
Naples Airport – Airport Office Building Conference Room
200 Aviation Drive North
Naples, FL 34104

All meeting recordings as well as live broadcasts are available on our website:
https://www.flynaples.com/live-stream-video/

Thursday, October 15, 2026, at 8:30 a.m.

AGENDA

Member Terrence W. Cavanaugh: Chair,
Consultant Selection Committee Member
Member John Crees: Vice Chair, Audit Committee Member,
Noise Compatibility Committee Liaison
Member Robert P. Burns: Audit Committee Member
Member Michelle Arnold: Audit Committee Chair
Member Ralph Alberto, Consultant Selection Committee Chair

Executive Director: Christopher A. Rozansky
Authority Attorney: William L. Owens, Esq. of Bond, Schoeneck & King, PLLC

If you wish to address the Board 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. Public comments will be heard during Item D, during each agenda item and at the end of the meeting. Public speakers must introduce themselves by stating their name, address, and the topic they intend to speak about. 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.

Any person who decides to appeal a decision of this Board with respect to any matter considered at this meeting 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 meeting 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 agenda 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 or on the web site at www.flynaples.com.

Pledge of Civility

It is the desire of the City of Naples Airport Authority to encourage the open exchange of ideas, fair discussion of the issues, and the participation of all persons in government, therefore, we pledge to be respectful of each other even when we disagree, to direct all comments to the issues, and to avoid personal attacks during all meetings and workshops.

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

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

D. MINUTES

1. Regular Meeting Minutes for September 17, 2026
2. Joint Meeting with Naples City Council September 17, 2026

E. PUBLIC COMMENTS (5-minute limit)

F. PRESENTATIONS AND TIME CERTAIN ITEMS

1. Employee of the Quarter

G. NOISE

H. CONSENT AGENDA

1. Fiscal Year 2026 Goals, Objectives and Performance Measures and Standards – Year-End Report

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

1. FY26 Strategic Plan Year-End Report
2. FY26 Strategic Plan Incentive Program
3. FAA Reimbursable Agreement for Cypress (CYY) Distance Measuring Equipment (DME) Relocation Study and Engineering Design Review Not to Exceed $85,408
4. Lease Agreement with NetJets Services, Inc.
5. Airline Operating Agreement with American Airlines, Inc.
6. City of Naples Draft Comprehensive Plan

J. NEW BUSINESS

K. OLD BUSINESS

L. BOARD REPORT

M. EXECUTIVE DIRECTOR'S REPORT

N. COUNSEL'S REPORT

O. PUBLIC COMMENTS (5-minute limit)

P. CORRESPONDENCE/BOARD MEMBER COMMENTS & REQUESTS/MEETINGS

Q. ADJOURN