Naples Airport Authority: Regular Meeting Minutes

Thursday, May 21, 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.

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, Consultant Mina Merkel, Mr. Lobb, Ms. Zadorecky, Mr. Gray, Mr. Fagan, 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)

Executive Director Chris Rozansky requested several administrative adjustments to the agenda:

- Agenda: Presentation Items 1 and 2 have been switched in order
  - D. Minutes: April 30, 2026, Special Meeting Minutes: The minutes had a duplicate introduction for Authority Attorney William L. Owens. The duplicate words have been crossed out as shown below.
    - E. Action Items (Public comments accepted for each item; 5-minute limit) Resolution 2026-2. A resolution of the City of Naples Airport Authority … ~~Authority Attorney William L. Owens~~ Authority Attorney William L. Owens provided opening remarks regarding the City of Naples initiating conflict resolution procedures under Chapter 164, Florida Statutes, following its April 16, 2026, letter raising concerns about House Bill 4005.
  - Presentation 3: Airline Letter of Intent
    - A memorandum from Kaplan Kirsch, LLP was added.
  - New Business 1: Conditional Use Application with the City of Naples – Viceroy
    - An example Avigation Easement was added.

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)

The Chair opened the floor for public comment. Speakers provided remarks which are summarized below for the official record:

Theresia Griffin (745 17th Ave. S.) expressed concerns regarding increased aircraft noise, particularly during early morning and nighttime operations. She stated that noise conditions have worsened over time and questioned nighttime activity and responsiveness to community inquiries.

Deb Wilkinson (4330 1st Ave SW) raised concerns regarding glide slope compliance, perceived inconsistencies in aircraft altitude, and questioned how potential commercial service could affect existing aircraft operations and noise levels.

Mary Tatigian (4360 7th Avenue SW) urged the Board not to proceed with additional commercial service, citing ongoing legal disputes, community health impacts of aircraft noise, airport capacity concerns, and inequitable distribution of flight impacts across neighborhoods.

Jean Paskalides (4786 Lakewood Blvd) opposed commercial flights, citing worsening noise conditions, environmental concerns, and perceived impacts to surrounding neighborhoods.

Jose Cabrera (Representing Responsible Government in Naples and the Florida Aviation Business Association) expressed concern regarding the City's proposal to terminate the existing lease and restructure airport governance, recommending collaborative modernization of the current lease structure.

Martin Horneck (719 17th Ave S) opposed introducing commercial airline service at Naples Airport, citing excessive current noise, capacity limits, safety concerns, and urging the Board to restrict further expansion to protect residents.

Stephen Myers (Representing Friends of the Naples Municipal Airport) expressed support for the Airport Authority's efforts, encouraged exploring county-provided services and future aviation innovations like vertiports, and cautiously supported evaluating commercial service while prioritizing private aviation operations and financial sustainability.

F. Presentations and Time Certain Items
(Due to scheduling constraints these items were rearranged)

2. Strategic Plan Update and Board Focus Group

Justin Lobb, Deputy Executive Director, presented a mid-year update on the Airport Authority's five-year strategic plan, emphasizing that the plan, adopted in September 2025, was intentionally restructured to distinguish between long-term, Board-level strategic initiatives and the annual operating scorecard focused on staff execution. He reported that progress on the strategic priorities is ongoing and generally aligned with expectations, with continued emphasis on collaboration with the City of Naples, advancement of long-term financial planning, and coordination on broader planning efforts such as the City's comprehensive plan. Several initiatives are underway, including a future aviation study with external consultants, development of resiliency and energy master plans, and exploration of artificial intelligence applications at a strategic level. The update also highlighted that stakeholder engagement remains a core component of the planning process, with prior outreach informing the current plan and continued coordination planned across the Noise Compatibility Committee, tenants, customers, employees, and other key stakeholders.

Mina Merkel, the consultant facilitating the Board focus group as a key step in developing the next fiscal year's plan, describing it as an opportunity to validate and refine the existing priorities rather than replace them. She noted that prior stakeholder input identified strengths in areas such as operational excellence, financial stewardship, and community engagement, while also highlighting ongoing concerns related to noise, curfew compliance, communication gaps, and community understanding of the Authority's regulatory limitations. Feedback from a recent Noise Compatibility Committee focus group reinforced the need for greater transparency, clearer public communication regarding FAA constraints, and stronger efforts to highlight the Authority's accomplishments. During the Board exercise, members generally expressed support for the existing strategic direction and timeframes, while emphasizing the need to strengthen communications, enhance community awareness, invest in long-term planning in light of industry growth and changing aviation trends, and continue building relationships with external partners. The discussion also underscored the importance of aligning strategy with realistic operational constraints and ensuring that success is defined by proactive planning, stakeholder understanding, and the absence of unforeseen issues. No formal action was taken.

1. City of Naples Conflict Resolution (Chapter 164 Process)

The Authority's counsel, Bill Owens, reviewed the City of Naples' proposal under the Chapter 164 conflict resolution process, with legal counsel emphasizing the need for caution due to ongoing litigation between the parties. Mr. Owens reiterated prior guidance that Board members should avoid discussing legal strategy or sensitive matters in a public setting, while still allowing consideration of the broader policy questions raised by the City's proposal.

Special counsel, Peter Kirsch, explained that the City's submission, provided as a brief conceptual document, outlines a scenario in which the existing Airport Authority would be dissolved and responsibility for airport operations would transfer to the City, with an advisory board appointed by the City to provide input. Counsel noted that, while the proposal establishes a general framework, it lacks sufficient detail to allow the Authority to fully evaluate its feasibility or legal implications, particularly given the complex state and federal requirements governing airport ownership and operation. To address these gaps, counsel developed a set of five key questions intended to clarify how the proposal would function in practice and to enable a substantive response from the Authority.

Following a brief discussion, the Board focused on the necessity of obtaining more detailed, written clarification from the City before engaging further. Members emphasized the importance of receiving timely written responses so that both legal counsel and the Board could adequately review and prepare for continued discussions ahead of the next scheduled meeting. A motion was made by Board Member Arnold and seconded by Vice Chair Crees to approve formally transmitting the five questions to the City as part of the ongoing conflict resolution process. The motion passed by unanimous vote.

3. American Airlines Letter of Intent

Justin Lobb, Deputy Executive Director, presented a letter of intent from American Airlines expressing interest in initiating commercial air service at Naples Airport beginning in December, proposing two to three daily flights using CRJ-700 aircraft that meet the airport's weight and noise limitations and would operate outside the voluntary curfew. Staff emphasized that the Board was not being asked to approve an agreement at this stage, but rather to provide direction to continue due diligence and negotiations, noting that preliminary analysis indicates the service is operationally feasible, regulatory hurdles with TSA are manageable, and limited facility modifications at the North Road Terminal could accommodate the operation. American Airlines representative, Jordan Pack, attended the meeting and spoke with the Board. He reinforced their intent to restore service based on

perceived unmet demand, committing to operate within airport constraints, minimize noise impacts, and maintain a collaborative, long-term relationship with the Authority and community.

Board discussion focused heavily on long-term capacity, strategic fit, and operational constraints, particularly the limited space at the North Road Terminal and competing demands from existing users such as NetJets and JSX. Members expressed concern about how to allocate limited infrastructure, noting that while American is the first to formally express interest, the Authority cannot grant exclusive rights and must be prepared to accommodate additional carriers if feasible. Staff acknowledged that capacity is constrained but indicated that future changes, such as potential relocation of existing tenants, could create additional flexibility, while also confirming that any agreement would be structured to preserve the ability to accommodate other operators. Legal counsel reiterated the Authority's obligation to negotiate in good faith with qualified carriers and not impose unreasonable or discriminatory restrictions, emphasizing that access cannot be denied solely due to space constraints without exploring alternatives.

Additional discussion addressed operational considerations including TSA security requirements, which would apply to commercial service and differ from existing operators such as JSX due to federal regulatory distinctions, as well as potential facility modifications and cost-sharing arrangements. Board members also raised the need for broader strategic planning to evaluate how various aviation demands, including airline service, fractional ownership growth, and emerging technologies, can be accommodated within the airport's limited footprint. There was consensus to proceed with continued due diligence and negotiations with American Airlines, consistent with legal requirements, while also initiating a community survey to gauge public sentiment and requesting further analysis from staff on long-term capacity, facility planning, and overall integration of commercial service into the airport's future operations.

G. Noise

Vice Chair Crees emphasized that many community concerns about airport noise stem from misunderstanding the Authority's limited control under FAA regulations, noting that the Authority cannot dictate flight activity, curfews, or operations. He explained that while this lack of control often leads to frustration, the airport has already implemented numerous noise mitigation measures and addressed most of the "low-hanging fruit," leaving only incremental improvements available moving forward.

He highlighted several accomplishments, including coordination with air traffic control to manage arrivals, operational practices that reduce impacts during peak periods, and past successes such as restrictions on noisier aircraft. Despite these efforts, he stressed that the airport does not effectively communicate these achievements to the public. A central focus of his remarks was the need for stronger, more proactive communication, particularly to clarify FAA constraints, manage expectations, and highlight the positive actions the Authority has taken. He concluded that while the airport is performing well within its regulatory limits, improving transparency and public outreach is critical to reducing community frustration and maintaining credibility.

H. Consent Agenda

There were no Consent Agenda items.

I. Action Items

1. **South-Quad Improvements Design and Bidding Services Amendment with Hanson Professional Services**

   Justin Lobb, Deputy Executive Director, presented an amendment to the South Quad Improvements project design and bidding services contract with Hanson Professional Services, explaining that the project has evolved significantly over time. The original scope included T-hangars, box hangars, taxiway connectors, drainage, and landscaping; however, due to poor financial return on T-hangars—even with prior grant funding—and a shift in state funding priorities toward safety and infrastructure preservation, the T-hangar component was removed, and the grant reallocated to an airfield lighting project. The revised scope now focuses on construction of box hangars for smaller aircraft, which show stronger financial performance and demand, along with stormwater improvements to reduce wildlife attractants, enhanced access for safety, and relocation of a service road to bring it into compliance with FAA runway safety standards.

   Mr. Lobb noted that the design has already undergone an initial Design Review Board (DRB) preliminary review, where feedback led to increasing landscaping and reducing architectural embellishments to better screen the facility. The project will return to the DRB for further review before final approval, followed by a planned construction contract later in the year. The project remains consistent with the airport's long-term utilization plan.

Financially, the amendment is supported through reallocation of existing budget funds, with an additional $97,000 for design services still within the Board-approved contingency. The overall construction cost is estimated at approximately $11 million, subject to refinement prior to bidding. Discussion among Board members included permitting coordination with the City, potential future flexibility to add removed elements if needed, and confirmation that T-hangars were not financially viable under current conditions, while box hangars remain economically justified.

Following the discussion, a motion was made by Board Member Alberto and seconded by Vice Chair Crees, authorizing staff to proceed with the revised project scope and continued design and bidding preparations.

2. **Award of 2000/3000-Series Hangar Roof Coating and Repairs Project**

Justin Lobb, Deputy Executive Director, presented the 2000/3000 Series Hangar Roof Coating and Repairs project as a combination of preventative maintenance and targeted repairs for aging facilities in the South Quad. The 3000-series hangars will receive roof coatings to extend their useful life by approximately ten years, while the older 2000-series hangars require more localized repairs to address leaks and deteriorating conditions. Staff noted that while these repairs will stabilize the structures, full roof replacements are anticipated in the future and are being evaluated as part of the ongoing facilities master plan and asset assessment process.

The project was procured through a cooperative contract with Garland DBS, which will provide materials, oversight, and subcontracted labor, resulting in a project cost of approximately $615,000 plus a 10 percent contingency, for a total not to exceed $677,081. Construction is expected to begin as early as the following month, pending permitting. Board members recognized the project as an important response to ongoing tenant concerns about roof conditions. Following the discussion, a motion was made by Board Member Burns and seconded by Vice Chair Crees, unanimously approving the Award of 2000/3000-Series Hangar Roof Coating and Repairs Project.

J. New Business

Vice Chair Crees disclosed his advisory role on the City of Naples Planning Advisory Board, clarified he had no financial interest, and affirmed he would evaluate the Viceroy item independently based on the evidence to ensure transparency and compliance.

Chris Rozansky, Executive Director, presented a request for the Authority's conditional approval of a proposed transient lodging development located within the airport's noise contour, directly southwest of the runway. Because of its location, the project requires Airport Authority approval before proceeding to City Council review. Staff explained that the site experiences frequent low-altitude jet overflights, meaning future occupants will be exposed to aircraft noise. To address this, staff recommended approving the project subject to conditions including execution of an aviation navigation easement, building height restrictions, and comprehensive disclosure requirements to inform all future occupants and users—regardless of ownership structure—of airport operations and associated noise impacts. Additional conditions require compliance with city noise construction standards and post-construction acoustical testing.

Board members discussed the importance of ensuring these disclosures are broad and enforceable over time, particularly given the potential for varying ownership models such as short-term rentals or quasi-condominium arrangements. Emphasis was placed on ensuring that all future owners, renters, and even temporary users are fully informed of aircraft activity to minimize future complaints. A refinement was suggested to require independent acoustical verification by a qualified professional engineer. The Board reached consensus to authorize staff to proceed with negotiations with the developer, incorporating all outlined conditions and clarifications to protect airport operations while allowing the development to move forward.

L. Board Report

Board members noted strong financial performance but emphasized that growing airport activity is driven by city and county development, not airport actions, and should be integrated into strategic planning and communication efforts, while reaffirming that airport relocation should not be revisited.

M. Executive Director's Report

Christopher Rozansky, Executive Director, reported that several staff members were absent from the meeting due to hosting an industry training course for the AAAE Certified Member designation, a recognized professional credential. The week-long program, held in the AOB conference room, included approximately 30 airport professionals from across Florida and concluded with participant testing. This training was noted as part of the organization's ongoing commitment to professional development, with the conference room being temporarily dedicated to this use for the week.

The Executive Director also discussed scheduling a joint workshop with the City Council related to the ongoing Chapter 164 process. A previously confirmed joint meeting was

scheduled for June 9 at 8:30 a.m. in Council Chambers. Additional dates were considered for a follow-up joint workshop, with June 18 in the afternoon emerging as the preferred option based on Board availability, as June 16 posed a conflict for at least one member and June 19 was not feasible due to the Juneteenth holiday. There was discussion about potentially structuring meetings to address each party's respective 164 filings separately or on the same day, though separate meetings were noted as the preferred approach due to the distinct nature of the issues.

During this discussion, the Board reached a consensus to relocate future regular Authority meetings to the airport's AOB conference room, noting that the facility can accommodate public meetings. Staff indicated that administrative steps would be required to formally update and publish the meeting location. The Board also agreed to propose both June 9 and the afternoon of June 18 to the City for joint workshop scheduling.

In response to a question regarding rising jet fuel prices, the Executive Director reported no observable impact on airport activity, stating that operations remained consistent and there were no signs of reduced demand from customers.

N. Counsel's Report

Mr. Owens, Airport Counsel, reported that the City of Naples filed a lawsuit on May 4, 2026, against the Naples Airport Authority and the Collier County Supervisor of Elections pursuant to Chapter 164, but subsequently moved to abate the case on May 6 in accordance with the statute. As explained during the discussion, abatement temporarily halts all legal proceedings, including the requirement for the Airport Authority to file a responsive pleading, while the parties engage in the Chapter 164 conflict resolution process, which is intended to encourage local governments to resolve disputes without litigation. In response to questions, legal counsel confirmed that despite the lawsuit being abated, the Authority is permitted to hold a closed or "executive" session due to the existence of litigation; however, at this time, counsel does not believe such a session is necessary but will advise the Board if that changes. It was also clarified that although Chapter 164 promotes resolving conflicts prior to litigation, the statute expressly allows for lawsuits to be filed, which is why the abatement provision exists.

O. Public Comments (5-minute limit)

No additional Public Comments.

P. Correspondence / Member Comments & Requests / Meetings

Board Member Arnold noted that they serve on the MPO Citizens Advisory Committee and had informally polled attendees regarding the potential introduction of American Airlines service at the airport, with feedback indicating general support for the idea.

Vice-Chair Crees cautioned that the issue should be handled carefully, emphasizing that public perceptions of "commercial airlines" often involve large, noisy aircraft. While expressing support for increasing accessibility and "democratizing" the airport, the member advised allowing negotiations to proceed and evaluating feedback before drawing conclusions.

Board Member Alberto reflected positive feedback on the Flexjet discussion, with appreciation expressed for the company's responsiveness.

Q. Adjourn

With no further business, the meeting adjourned at approximately 12:24 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.

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

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

Thursday, May 21, 2026 at 8:30 a.m.

AGENDA (REVISED)

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. April 16, 2026, Regular Meeting Minutes
2. April 30, 2026, Special Meeting Minutes

E. PUBLIC COMMENTS (5-minute limit)

F. PRESENTATIONS AND TIME CERTAIN ITEMS – Order of Items Revised

2. Strategic Plan – FY26 Midyear Report & FY27 Board Focus Group
1. City of Naples Proposal to Resolve Conflict per Ch 164, FS
3. Airline Letter of Intent

G. NOISE

1. NCC Liaison Report

H. CONSENT AGENDA

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

1. South-Quad Improvements Design and Bidding Services Amendment with Hanson Professional Services
2. Award of 2000/3000-Series Hangar Roof Coating and Repairs Project

J. NEW BUSINESS

1. Conditional Use Application with the City of Naples – Viceroy

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