NAPLES AIRPORT AUTHORITY: JOINT MEETING WITH NAPLES CITY COUNCIL MINUTES

Thursday, September 17, 2026

The meeting was called to order by Mayor Heitmann at 1:00 p.m. in the Airport Office Building Conference Room, 200 Aviation Drive North, Naples, Florida.

1. CALL TO ORDER AND 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.

Roll call confirmed the presence of City Council members Mayor Teresa Heitmann; Vice Mayor Ted Blankenship; Council Members Berne Barton, William Kramer, John Krol and Scott Schultz. Council Member Linda Penniman was absent.

Also present were Executive Director Christopher A. Rozansky and Authority Attorney William L. Owens, Special Counsel Peter Kirsch, Mr. Lobb, Mr. Gray, Ms. Acosta, Mr. Chrysler, and Ms. Jaramillo.

2. PLEDGE OF ALLEGIANCE

Mayor Heitmann led the Pledge of Allegiance.

3. AGENDA (ADD, DELETE OR RE-SEQUENCE ITEMS)

Mayor Heitmann asked whether the City or Authority had any changes to the agenda. No changes were requested. Council Member Barton moved to approve the agenda as presented. Council Member Kramer seconded the motion. The City Council approved the motion unanimously.

4. PUBLIC COMMENTS – none.

5. BOTH CITY OF NAPLES AND CITY OF NAPLES AIRPORT AUTHORITY CHAPTER 164 CONFLICT RESOLUTION PROCESSES

City Attorney Matthew McConnell reported that City and Authority representatives devoted significant time to developing the proposed Key Principles of Settlement and stated that the document reflected a carefully negotiated framework for consideration by both governing bodies.

Chair Cavanaugh reported that the Authority Board unanimously concluded it could not support the proposal as presented and would discontinue negotiations unless the City demonstrated greater flexibility. He reiterated that land-use certainty and a purchase option were essential components of any acceptable agreement.

Mr. McConnell stated that, absent further discussion, the parties could proceed to mediation. Council Member Kramer expressed disappointment that negotiations had not produced agreement, supported moving to mediation, and voiced hope that the City and Authority could restore a collaborative relationship in the future.

6. DISCUSS POTENTIAL RESOLUTIONS

No separate resolution was proposed. The participants proceeded to the mediation discussion.

7. DISCUSS MEDIATION

City Attorney McConnell proposed retaining mediator Erica Augello and, after reviewing schedules, the parties selected October 2, 2026, for mediation. He explained that representatives attending mediation would not have authority to bind either governing body and recommended that no further deadline extensions be granted unless the matter returned to the City Council. Mr. McConnell also stated that he would coordinate with Authority counsel on mediation materials to be submitted in advance.

Council Member Kramer moved to schedule mediation with Ms. Augello on October 2, 2026, with no additional extensions absent further Council discussion. Council Member Barton seconded the motion, which was approved unanimously by the City Council.

Authority Attorney Owens recommended corresponding Board action. Chair Cavanaugh moved to authorize Authority representatives and counsel to participate in the October 2 mediation under the same terms approved by the City Council. Vice Chair Crees seconded the motion, which passed unanimously.

Vice Mayor Blankenship suggested that a member of the City Council attend the mediation because City Council was not scheduled to meet again before October 2. Mayor Heitmann nominated Vice Mayor Blankenship to attend. The nomination was seconded by Council Member Barton and passed unanimously by the City Council. Mr. McConnell stated that he would coordinate with Vice Mayor Blankenship regarding the mediation.

8. PUBLIC COMMENTS – none.

9. COMMUNICATIONS AND CORRESPONDENCE

No communications or correspondence were presented by the Authority Board or City Council.

10. ADJOURNMENT

With no further business, the meeting adjourned at approximately 1:13 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 https://www.flynaples.com/.

NOTICE OF JOINT PUBLIC SPECIAL MEETING AND AGENDA

Airport Office Building Conference Room
200 Aviation Drive North, 2nd Floor
Naples, Florida 34104
(at the Naples Municipal Airport)

Mayor: Teresa Heitmann
Vice Mayor: Ted Blankenship
City Council Members:
Berne Barton, William Kramer,
John Krol, Linda Penniman, and Scott Schultz
City Attorney: Matthew McConnell
City Clerk: Patricia Rambosk
City Manager: Gary Young

Naples Airport Authority Board:
Chair: Terrence W. Cavanaugh
Vice Chair: John Crees
Board Members:
Ralph Alberto, Michelle Arnold, and Robert P. Burns
Executive Director: Chris Rozansky
Authority Attorney: William L. Owens

One or more other elected or appointed officials
may be in attendance at this meeting.

Welcome to today's Joint Public Special Meeting between the City of Naples City Council and the City of Naples Airport Authority Board. If you wish to address the City Council or Authority Board regarding an item listed on this agenda, please complete a registration form at the rear of the room and place it in the Speaker Request Box located on the dais prior to consideration of that item. Public comments will be heard during Item 4 and during specific agenda items. Another opportunity for public comments will be provided at the end of the meeting. We ask that speakers limit their comments to 3 minutes and that large groups name a spokesperson whenever possible. Thank you for your interest and participation.

Pledge of Civility

It is the desire of the City of Naples and 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.

Joint Public Special Meeting between City of Naples City Council
and City of Naples Airport Authority Board
Thursday, September 17, 2026
1:00 PM

All proposed ordinances, documents and information relating to the agenda items listed below, which have been provided in advance of this meeting, may be inspected (i) in the office of the City Clerk, Room B, City Hall, or on the City of Naples home page

(https://www.naplesgov.com/) or by calling the City Clerk's Office, 213-1015 and (ii) at the office of the Authority's Executive Assistant, General Aviation Terminal Building, 2nd Floor, 160 Aviation Drive North, Naples, Florida 34104 or on the Authority's website (https://www.flynaples.com/agendas-minutes-videos/) or by calling the office of the Authority's Executive Assistant (239-643-0733). All written, audio-visual, and other materials presented to the City Council or Authority Board in conjunction with deliberations during this meeting will become property of the City of Naples and City of Naples Airport Authority and will be retained by the City Clerk and City of Naples Airport Authority.

1. **CALL TO ORDER AND ROLL CALL**

2. **PLEDGE OF ALLEGIANCE**

3. **SET AGENDA (add or remove items)**

4. **PUBLIC COMMENTS**

5. **BOTH CITY OF NAPLES AND CITY OF NAPLES AIRPORT AUTHORITY CHAPTER 164 CONFLICT RESOLUTION PROCESSES: Consider the statement of issues prepared in the conflict assessment phase, try and seek an agreement and possibly schedule additional meetings if needed of the entities in conflict, or of their designees, to continue to seek resolution of multiple issues of conflict, including, without limitation, the following:**

   City of Naples' Ch. 164 Conflict Resolution Process: (a) whether the conversion of the Airport Authority from a dependent special district of the City to an independent special district of the State through House Bill 4005 frustrates the purpose upon which the lease and related agreements were entered, rendering them unenforceable; (b) whether House Bill 4005 effects a transfer of the power to operate the Naples Airport in a manner that requires referendum approval under Article VIII, Section 4 of the Florida Constitution; (c) whether the conversion of the Airport Authority from a dependent special district to an independent special district through House Bill 4005 created a new independent district without complying with the requirements of section 189.031, Florida Statutes; (d) whether the new, stringent qualification requirements for election to the board of the Airport Authority unlawfully restrict candidacy, voter choice, or other protected rights; and (e) any other issue, argument, claim, or dispute arising out of or related to House Bill 4005, the statutory authority of the Airport Authority, the lease or other agreements between the parties, the City's ownership interests, or the operation, control, or governance of the Naples Airport; and

   City of Naples Airport Authority's Ch. 164 Conflict Resolution Process: (a) whether the City's attempts to exercise land use, zoning, and other authority over aeronautical land uses and activity at the Airport is preempted by federal law and contrary to Florida law; (b) whether the City may terminate or deem unenforceable the 99-year lease between the City and the Authority, dated December 3, 1969 (the "Lease") without first obtaining Federal Aviation Administration approval to close the Airport pursuant to federal law or first obtaining an Airport Operating Certificate and becoming an airport sponsor pursuant to federal law; (c) whether the City may terminate or deem unenforceable the Lease without the Authority's consent unless it first obtains Federal Aviation Administration approval for a change in ownership or governance of the Airport; (d) whether the City can obtain an Airport Operating Certificate and become an airport sponsor pursuant to federal law without obtaining the approval of the Federal Aviation Administration, which approval is subject to federal law, so long as the Authority does not consent to such actions by the City; (e) whether the City can obtain an Airport License pursuant to Florida law, if the Authority does not

consent to such actions by the City; and (f) any other issue, argument, claim or dispute arising out of or related to laws affecting the Authority, the City or the Airport, the Lease or other agreements between the City and the Authority, regulation of aeronautical land uses and activity at the Airport and/or the respective rights and interests of the City and the Authority with respect to the Airport and related matters.

Key Principles of Proposed Settlement

6. DISCUSS POTENTIAL RESOLUTIONS

7. DISCUSS MEDIATION

8. PUBLIC COMMENTS

9. COMMUNICATIONS AND CORRESPONDENCE

10. ADJOURNMENT

NOTICE

FORMAL ACTION MAY BE TAKEN ON ANY ITEM DISCUSSED OR ADDED TO THIS AGENDA. ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COUNCIL OR AUTHORITY BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING (OR HEARING) WILL NEED A RECORD OF THE PROCEEDINGS AND MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING 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 AND SERVICES FOR THIS MEETING MAY CALL (I) THE CITY CLERK'S OFFICE AT (239) 213-1015 OR (II) THE OFFICE OF THE AUTHORITY'S EXECUTIVE ASSISTANT AT (239) 643-0733 WITH REQUESTS AT LEAST TWO BUSINESS DAYS BEFORE THE MEETING DATE.