Thursday, May 15, 2025
Naples Airport Authority: Regular Meeting Minutes

The meeting was called to order by Chair Cuddihy at 8:33 a.m. in the Council Chambers at City Hall.

A. ROLL CALL

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

Staff and Authority Counsel present were Mr. Owens, Mr. Rozansky, Mr. Lobb, Mr. Warriner, Mr. Gray, Mr. Carballo, Ms. King, Ms. Zadorecky, Ms. Wiggins, Mr. Burch, Mr. Marlow, Ms. Vale, Ms. Acosta and Ms. Menard

B. PLEDGE OF ALLEGIANCE

Chair Cuddihy led the Pledge of Allegiance.

C. AGENDA

Mr. Rozansky announced an addition to the agenda as well as the following revisions:

- **Minutes, April 17, 2025, Regular Meeting Minutes** – The following paragraphs on pages 12, 16 and 19 were revised:

    - **On Page 12**

Commissioner Crees commented that he understands Chair Cuddihy's point that the thread of safety runs through ~~every~~ the whole fabric here. Noise is a separate issue important to the community, as is safety. He would like to see safety as a separate line item but that has its challenges because safety appears in every part of the Board report. He suggested putting pages 2-4 of the Board Report as a separate topic, Safety. There was discussion and agreement to advise City Council where the information exists within the Board Report. Commissioner Dustin suggested that in our response to the City, a statement be made that safety runs through us in every part of the organization.

    - **On Page 16**

Commissioner Burns distributed enlarged diagrams of the 2025 and 2021 Utilization Plans (attached) showing where the Naples Jet Center was located. He stated that the area on the 2021 Utilization Plan that was approved shows a blue area denoting the Naples Jet Center with a black rectangle representing a detached building. Commissioner Burns asked the question for the Executive Director is that pink area ~~He asked Mr. Rozansky if the area shown in pink~~ was never included in any ~~shown in a past~~ utilization plans. Mr. Rozansky agreed with that and stated that it is perhaps a shortcoming of the process. He said there are a number of projects that are built differently than how they were shown on the utilization plan. He said the same process had been used for decades, it doesn't distinguish between new development and redevelopment and the City has no standards or criteria established for the utilization plan. They have relied on the NAA to submit to them. Mr. Rozansky stressed the fact that utilization plan documents have always been presented as a conceptual plan that is subject to further design and refinement once it moves forward in the design and permitting phases. If there is a desire to have more and exacting detail, that would be fine but has not been the way it has been done historically. He said for many projects, there were no buildings highlighted but over the last few years, more detail has been shown for the sake of transparency. He noted that utilization plans do not provide a complete site plan.

- **On Page 19**

Vice Chair Cavanaugh distributed an article appearing in the Naples Daily News and also appearing in the Naples Press about the NAA's position regarding eco-friendly aviation and other activities. He stated that he felt too often we lose ~~site~~ sight of what we are doing at the airport and sometimes the public is unaware of the positive activity, such as unleaded fuel and sustainable jet fuel, making airport equipment eco-friendly, our work with the Southwest Land Preservation Trust in terms of the work we did on the Greenway, work we are doing on our retention ponds on improving water quality from off property, our wildlife management program, the solar upgrades we are discussing, the mobile app we utilize for our citizens to interact with us, and the work we have done on premises and off premises with regards to soil, water and air sampling that has been effective and transparent which indicates that everyone is safe. He thought it was important to put this on the record. The article is an effective and impactful piece that everyone should be aware of.

- **April 22, 2025 Workshop Meeting Minutes** – The following revisions on page 9-11 were made to more accurately reflect the statements:

  - **On Page 9**

Chair Cuddihy – 1) Building trust with the City, County, and community with facts and open dialog. Measures include face-to-face meetings using our communication vehicles that are in place today and tracking the number of them. 2) Decide and communicate the long-term direction for the airport. Measures include deciding about relocation in the next few months and communicate

  - **On Page 10**

Vice Chair Cavanaugh – 1) Decision on the airport in terms of close, relocate, or continue operating in its current location; then based upon that decision, create a plan. If it is to relocate the airport, extend a relocation plan process to span years; if the decision for the airport to remain in its current location, have dialog around the lease extension as well as the appropriateness of providing some value ~~of~~ for the land to the City in terms of renegotiation to allow us to effectively understand what we could get from that in terms of an extension. Timeframe - over 12-18 months. Conduct a Resiliency study. Timeframe - 12-18 months and then execute on the plan which would take 3-10 years. Parts of the resiliency study would be embedded in the operational plan. 2) Government and community outreach. Enhance community outreach events by providing presentations along with the ad hoc dialog. Have a similar process with our federal elected officials at the FAA in Florida, Atlanta, and Washington, DC. 3) Develop a regional aviation plan and create an ad hoc Executive Director group immediately in the next six months. This would be an ongoing process to gain feedback. Within this priority, staff or a third party could educate the Board every six months on aviation trends. 4) Investigate other government models that are in place throughout the country to help us understand how we need to respond to the aviation community and explain airport operations to local citizens.

  - **On Page 11**

Chair Cuddihy amended the noise priority into short-, medium and long-term goals with the short-term being what we are doing today with the violators, the curfew, fly higher faster; the second part being ~~and~~the flight procedures and the long-term being the three-legged stool strategy.

- **New Business 1, Letter from the City** – This item was a new item added to the agenda. The briefing memorandum and letter from the City are attached.

D. MINUTES

1. April 17, 2025, Regular Meeting Minutes

Referring to the handout detailing revisions Commissioners received this morning, Commissioner Burns noted the suggested corrections to the minutes on page 16 excluded the word "never." Ms. Menard said that some of the words in the handout were cut off. She confirmed that Commissioner Burns' statement was corrected and was highlighted in the email that was sent out in advance (see red-lined changes outlined above under Agenda).

Commissioner Burns moved to approve the April 17, 2025, Regular Meeting minutes, as amended. Vice Chair Cavanaugh seconded the motion. The motion passed unanimously 5-0.

2. April 22, 2025, Workshop Meeting Minutes

Vice Chair Cavanaugh moved approval of the April 22, 2025, Workshop Meeting minutes, as amended. Commissioner Dustin seconded the motion. The motion passed unanimously 5-0.

3. May 2, 2025, Audit Committee Meeting Minutes

Commissioner Dustin moved approval of the May 2, 2025, Audit Committee Meeting minutes, as amended. Vice Chair Cavanaugh seconded the motion. The motion passed unanimously 5-0.

E. PUBLIC COMMENTS (5-minute limit)

Chair Cuddihy noted that at the last meeting the Board decided to invite some residents who had made comments about noise to this month's meeting to learn more about their experiences and insights regarding their noise concerns. She said the perspectives from these residents may be valuable in helping the Board understand the impact of noise on the community.

Commissioner Dustin expressed interest in knowing how the Board could help with any of their situations.

Mr. Rozansky stated that staff reached out to the top eight commenters, and five responded. He noted that Ms. Mary Tatigian is here today while some of the other residents were out of town or had scheduling conflicts. He noted that a few commenters had instead extended an invitation for a Commissioner to visit their homes for a day during the season, and that staff had assured them they could make their comments during a Board meeting when they return next season.

Commissioner Dustin suggested that noise monitors be placed in each of those homes next season, since that information would be helpful to both parties.

Commissioner Crees suggested that in November, the Board invite residents to the January 2026 meeting. Mr. Rozansky noted that an open invitation was extended to the residents.

Ms. Mary Tatigian spoke to the Board, stating she is a 40-year resident of Naples and registered nurse for 30 years, who lives on flight path 5/23, which is used 93 percent of the time. She stated that she has sent a lot of scientific, evidence-based research on harmful effects of aviation noise and air pollution, yet no changes have occurred over the last four years and she has experienced an increase in jet traffic. She noted that her community organization, Quiet Florida, has presented about noise pollution and relayed the World Health Organization's message regarding the impacts of noise pollution. She explained that between the Airport's noise monitor at her home and phone app, she had readings as high as 65 to 85 decibels many times per day during the season. She observed that the Airport's complaint system is not working properly for everyone, and that she uses AirNoise since it's an excellent tool for registering complaints. She further discussed things she believed could be done to improve the system. She asked if the Board accepts the accuracy of the noise monitor data which confirms jet noise reaches 70-80 decibels, and sometimes 100 decibels, over residential communities during peak season. Ms. Tatigian asked if the Board agreed that 70 decibels is 10 times louder than City noise ordinance, and if they accept the fact from Table C-5 in the approved Part 150 Study that 4,417 residents are exposed to 80 decibels on the 270 departure heading. She felt that the NAA policies continue to promote more jet growth such as the Naples Jet Center building. She suggested sending a strong message to the FAA, stop taking grants, stop non-safety capital spending, and tell the FAA that we have reached our peak season capacity, which she says is a safety issue. She stated that arrivals over her home are at approximately 1,200 feet, which is very low for a jet and impacts quality of life for 90-second intervals, several times a day. She suggested using Runway 14-32 more often and disperse air traffic. She requested the Board's consideration for any opportunities to help the effected residents. Chair Cuddihy thanked Ms. Tatigian for her comments and continually expressing her feelings.

Chair Cuddihy noted that a time certain lunch break will be called at 11:45 a.m. to accommodate the City's brief Council meeting in the room at 12 noon. She said that the NAA Regular Meeting would reconvene at 12:30 p.m.

F. PRESENTATIONS AND TIME CERTAIN ITEMS

1. FY2025 Q2 Employee of the Quarter

Ms. Elizabeth Vale was announced the FY 2025 Quarter 2 Employee of the Quarter. An Administrative Assistant in the Maintenance Department, she has made a big impact in just under 18 months. She has streamlined processes, supported major projects, and her efforts during a recent audit helped expedite the new IS-BAH Stage 2 Safety Certification. Her flexibility, collaboration, and positive attitude truly embody the NAA's core values. Ms. Vale is highly regarded by the NAA team.

Ms. Vale was congratulated by the NAA Board of Directors.

Mr. Rozansky thanked Ms. Vale as well. He said her efforts have been above and beyond and the recognition is well deserved.

2. Investment Update

Mr. Ken Warriner, Senior Director of Finance Administration, introduced Mr. John Grady, Managing Director of Public Trust Advisors, to provide an economic update and an update on the NAA's investment strategy.

Mr. Grady stated that "uncertainty" is the key word in our economy. He discussed how a disciplined approach with a focus on safety is a good investment strategy for public funds nationwide. He discussed Gross Domestic Product, saying that the 2025 first quarter GDP reading of -0.30% was the first economic contraction in three years. He continued his presentation with data and discussion pertaining to Job Growth, which is positive, and Unemployment Levels which remain favorable. He then discussed inflation and the consumer price index. He noted that consumer confidence and sentiment had trended lower in the last couple of months, likely due to the uncertainty of the overall economy. Mr. Grady discussed interest rates and federal funds rate expectations. He then covered the U.S. Treasury Yield Curve, noting the U.S. Treasury rates continue the volatile trend as fears of persistent inflation return, along with uncertainty over the impact of tariffs on longer-term growth expectations.

Mr. Grady presented the short-term portfolio strategy update, the long-term portfolio strategy update, and finally, the aggregate portfolio strategy update. A question-and-answer period following Mr. Grady's presentation.

In response to Chair Cuddihy's question, Mr. Warriner advised the Board that the NAA had some short-term funds that had not yet been re-invested due to suggestions by the Board for staff to present budgetary information with and without grant funds. He said short-term and long-term capital needs will be included.

3. North Road Terminal Apron Improvements Project - Update

Mr. Miguel Carballo, Director of Planning and Development, introduced Mr. Nathan Parish, Project Manager at Michael Baker International, who was asked to provide an update on the design and schedule for the North Road Terminal (NRT) Apron Improvements project.

Mr. Parish presented the 2021 Airport Utilization Plan and provided updated information about the progress on the NRT Apron Improvements project. He displayed a graphic of the existing apron pavement and stated that, upon inspection, there were areas shown in fair condition and areas shown in poor to very poor condition. He noted that the report was three years old, and since that time the pavement has further deteriorated. Mr. Parish described the current project in detail along with the planned safety improvements. He stated that field investigations and conceptual design were completed last year. Since then, the full design and construction documents have been completed for the project and is out to bid. Bid opening will be May 29, 2025. The remaining work was discussed, which included a construction grant application. He provided an overall schedule of the key elements in the project with final completion in November 2026. Mr. Parish also provided a construction cost estimate. A question-and-answer period following Mr. Parish's presentation.

G. NOISE

There were no new Noise items.

H. CONSENT AGENDA

1. Approve Final Ranking of Audit Firms and Authorize Negotiation of Engagement Letter

Mr. Owens suggested pulling Consent Agenda Item H. 1 from the Consent Agenda for discussion, due to how the RFP was structured. It would be more appropriate to allow for a separate discussion on the ranking since it is the Board's responsibility to review the ranking recommendation from the Audit Committee and then independently, make a final decision regarding the ranking. This item was moved to Action Items I.1.

2. Agreement with Lunacon Construction Group for AOB Exterior Door Improvements – Not to Exceed $125,554

Commissioner Dustin made a motion to approve Consent Agenda Item 2, as presented, and move Consent Agenda Item 1 to Action 1. Commissioner Crees seconded the motion. The motion passed unanimously 5-0.

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

1. Approve Final Ranking of Audit Firms and Authorize Negotiation of Engagement Letter *(Moved from Consent Agenda)*

Mr. Warriner stated that the Audit Committee met on May 2, with three Commissioners present. They reviewed each firm's qualifications and interviewed them. Following the interviews, the Audit Committee discussed and recommended to the Board the following ranking in order of preference:

1. Forvis Mazars, LLP
2. CliftonLarsonAllen, LLP
3. Cherry Bekaert LLP

Mr. Warriner stated that the Board was being asked to determine the final ranking of the firms and authorize Staff to enter an engagement with the top-ranked firm to bring back to the June Board meeting for approval.

Audit Committee Chair Cavanaugh confirmed the commentary by Mr. Warriner. He added that there was a robust discussion, and all three firms were well qualified and he was comfortable with the ranking.

Vice Chair Cavanaugh made a motion to approve the final ranking of Audit Firms in the order of preference as presented by Mr. Warriner and moved approval for staff to negotiate the Engagement Letter for approval at the June Board meeting. Commissioner Crees seconded the motion. The motion passed unanimously 5-0.

J. NEW BUSINESS

1. Letter from City of Naples

Mr. Rozansky stated a letter from the City Manager was received on May 12, 2025. He read the letter which requested assistance from the Naples Airport Authority in compiling a site-by-site and building-by-building list of airport development. Mr. Rozansky stated that he had placed a call to the City Manager but had not heard back from him yet. He said that staff would be happy to prepare the information for the City, however, their requested deadline of June 1st would be challenging. He stated that he would respond and work with the City Manager.

Commissioner Burns asked how the requested categories matched what the NAA currently uses in the airport utilization plan legend (colored shaded areas). Mr. Rozansky responded that the requested information had not been reviewed against the utilization plan. Mr. Rozansky said that staff have not started their analysis yet. Commissioner Burns would like to know what categories have been included in the Airport's utilization plan legends as long as they've been used.

Vice Chair Cavanaugh thought the information requested by the City Manager was a fair request and would be beneficial to both parties. He viewed this request as getting a current snapshot to discuss what can be done going forward. In terms of timing, he did not feel compelled to stick to a June 1, 2025, deadline, although he felt the information should be compiled in a timely manner to be sensitive and responsive to the City's request. Mr. Rozansky stated that he would clarify the request for sites under construction with the City Manager, since those sites are permitted through the City.

Chair Cuddihy stated there was agreement for Mr. Rozansky to be responsive and get this information to the City in the most efficient way and as quickly as possible.

There was agreement that the Board would like the two aviation attorneys to communicate with each other.

Back to Commissioner Burns' comments about the legend used in the utilization plan, he noted that in 2003, the three categories listed were existing, new site-specific development 5-7 years, future development 10 years. In 2006 the three categories listed were existing, new site-specific development 0-5 years and future development 5-10 years. In the 2021 draft utilization plan, the categories were existing buildings, future buildings, property line, City of Naples approved site-specific development 0-5 years, new site-specific developments 0-5 years, future development 5 plus years. He would like to see how we mesh these categories together with the three categories that the City uses.

K. OLD BUSINESS

1. Public Sentiment Survey

Ms. Robin King, Director of Communications, introduced Mr. Dustin Olson, of American Pulse, to discuss the public sentiment survey in more detail as the Board had requested at last month's meeting. Ms. Megan Garner, of Priority Marketing, was present to assist Mr. Olson with the presentation.

Mr. Olson explained that he previously presented the survey's high-level insights and analysis, and today he will present an in-depth analysis of the survey. He said the top-line results and cross tabs comparing the City and County impressions were now posted on the Airport's website, as well as the 700-page verbatim report. He said the in-depth report he was sharing today is also on the website, which includes cross tabs and heat maps.

Mr. Olson explained the methodology used, the ZIP code heat map, and survey structure. He reviewed the survey's five sections, question by question. Each question showed results from the residents of Naples, the remaining portion of Collier County, and the overall results, as well as cross tabs with demographics. He asked the Commission if they had any specific areas of focus.

During and following the presentation, there were multiple question-and-answer periods regarding the survey's questions and topics. Commissioner Crees expressed concerns about the type of survey that had been conducted and the segment of people who received the survey and those who were not included in the survey. Mr. Olson explained that to ensure a representative nature, voter registration records were used. Commissioner Crees didn't feel the public relations firm conducted what they were directed to do. He said the Board didn't ask for a survey of voters but rather a survey of wider universe. He was concerned about response bias. Commissioner Crees added that there was a lot of reference in the February Board meeting to go out to the business community and conduct a man-on-the-street survey. Mr. Olsen said that the man-on-the-street survey is extremely costly. Commissioner Dustin thought that it may be beneficial to do a supplemental survey targeting the hospitality industry.

Vice Chair Cavanaugh acknowledged Commissioner Crees' observations and said the survey doesn't diminish the accuracy and information we have from the registered citizens from the County and City and those who own real estate here. He suggested Mr. Olson continue with the presentation and at the end, discuss whether there was a missed opportunity and whether we should do an expanded survey. He added that he was more comfortable based on the survey being well publicized. He has not heard any other voices in the community that he was interested in getting to in terms of the hospitality industry, the real estate industry, educational organizations, government officials, other civic organizations, Based on all the publicity that the survey has gotten, he asked if Mr. Rozansky has heard from anyone in the community that they have not been heard. Mr. Rozansky stated that the NAA has not heard from anyone to that effect. Vice Chair Cavanaugh was comfortable that we were moving in the right direction and that there is good information here.

Chair Cuddihy said that before we discuss any supplemental survey, she thought a bigger question was how are we going to use this survey?

Mr. Olson explained that the format of the survey was to reduce bias, and he would not recommend Commissioner Crees' approach in conducting a qualitative survey. He used the example of the most recent Iowa presidential election poll which was a qualitative survey, and the result was one of the most famous misses in history.

Commissioner Burns agreed with Commissioner Crees. Commissioner Crees said he did not believe that staff followed the direction provided by the Board.

Mr. Rozansky stated that the Board had approved minutes from their February 20, 2025, meeting, where they had discussed the survey. Near the end, there was a unanimous consensus to notify HOAs, the City Council, and other stakeholders. There was also a majority consensus, with Commissioner Burns and Crees against, to survey city residents, county residents, as well as industry business groups, with the results of industry and business groups separate from residents. He said there was also unanimous consensus to ask the polling firm about conducting a man-on-the-street survey. He said there was discussion about the business industry groups and a man-on-the-street, each of which had unique challenges, one of which is how do you best reach the members of identified business or industry groups. Using the Chamber of Commerce as an example, do you get a list of their members and how do you avoid bias? With the man-on-the-street, cost and time were prohibiting factors. Mr. Rozansky took issue with Commissioner Crees' comment that staff ignored the Board's direction. Commissioner Crees rescinded his comments but requested Mr. Rozansky and the Commission to review the February video.

Chair Cuddihy recalled that there were concerns at the February meeting about including industry/business groups in the survey without causing bias. She recalled Ms. Garner saying that we can't just go to them but we could ask the respondent if he/she is a member of a certain organization. Chair Cuddihy felt the polling firm did get to the industry groups as Ms. Garner described at the February meeting. Chair Cuddihy said Commissioner Crees made a strong comment about the Executive Director and she wanted to get a question out on the table. Chair Cuddihy asked if any Commissioners believed that the Executive Director or his staff did anything inappropriate in going forward with the survey. Vice Chair Cavanaugh said an emphatic no. Commissioner Dustin said emphatically no. Commissioner Crees said no, but he had more questions. Commissioner Burns said yes and no. Chair Cuddihy stated that she emphatically believed that the executive director and his staff did exactly what they were asked to do. Chair Cuddihy said that she remembered the February discussion about man-on-the street and that staff didn't know if there would be time to do that. Commissioner Crees asked the Board if they believe we got what we directed the staff to do. Commissioner Burns responded no. Vice Chair Cavanaugh responded based on his discussions with staff, yes. Commissioner Dustin said we got enough of what we wanted and was comfortable with the staff's integrity. Commissioner Crees does not believe we got what we directed staff to give us. Chair Cuddihy said yes, we got substantially what we asked of staff.

Mr. Olson commented that the survey includes demographics of local neighborhood associations, Greater Naples Chamber of Commerce, Naples Area Board of Realtors and other organizations (see slides 85-88), adding that a man-on-the-street survey would cost hundreds of thousands of dollars.

Each Commissioner was given the opportunity to ask questions regarding the baseline testing. Commissioner Crees felt there were some good, quality, neutral questions without priming people on specific issues. He shared some ideas for how some of the questions could have been reworded. Regarding Question 11 where the Airport is described as "located on the edge of Naples," Commissioner Crees would have preferred the Airport be described as being "in the middle of an urban environment." Mr. Olson cautioned against using language that is loaded in any way, suggesting that words such as "congested" or "urban" would be considered loaded language.

Commissioner Burns asked about a crosstab between preference for the airport's location and whether the public would like to have commercial flights into Naples. Mr. Olson said that it is a special process, but he could create that. He responded that in the information and content testing,

later in the survey, there was a question about the weight limit. He said the weight limit is what moved people the most toward having the airport relocated.

Vice Chair Cavanaugh was surprised by the number of people who were interested in commercial flights without the topic being prompted. Mr. Rozansky said the 75,000-pound limitation is why regional airline jets have become larger and exceed the NAA's weight limit.

Mr. Olson and Ms. Garner continued with the survey's airport location questions. They reviewed four questions, the first of which was baseline testing on whether the airport should move or stay. A question-and-answer period followed regarding the data.

In reference to an earlier discussion, Mr. Rozansky commented that staff did provide what the Board asked for in the survey. In reviewing the rest of the survey, he said survey participants consisting of City and County residents were asked whether they were part of a number of groups. He said among others, the medical society was included. He reiterated that staff did prepare what was asked and if Commissioner Crees or others didn't feel that is sufficient, staff would be happy to conduct an additional survey. Commissioner Crees asked to respond, however, Chair Cuddihy requested the discussion be continued after the break so that City staff could reset Chambers for the Council Special Meeting.

Chair Cuddihy recessed the meeting at approximately 11:45 a.m. The NAA Board meeting was reconvened at approximately 12:30 p.m.

Chair Cuddihy asked Mr. Rozansky to summarize his comments made just before break. Mr. Rozansky stated that the vote of the Board was to survey City and County residents and to include industry and certain business groups. The Board had also agreed not to be involved in the crafting of survey questions and to receive the questions after the fact. He said one of the first things staff asked American Pulse was how to obtain responses from industry and business groups. The firm explained that such groups could be identified as part of the survey. Mr. Rozansky said those groups are listed on Question 31. He said perhaps some analysis may be necessary, but responses were captured. He also said that the questions were developed working with the expertise of American Pulse. He personally felt that he and the staff fulfilled the Board's request. He added that if the Board wanted additional information, staff would happily pursue it. Commissioner Crees agreed that the Board did not want to see the survey questions in advance. He commented that the survey looked at a population of voters, which was then broken into subpopulations if a voter happened to be a member of an industry group. He said, rather, the Board asked for a population of industry, Chamber of Commerce, and others and the survey didn't get to the high-level constituents of the universe. Chair Cuddihy said that she would go back to the video to review the conversation, but she believed this was discussed and Priority was asked how this would work. Chair Cuddihy said she was very comfortable with how the survey was conducted. Commissioner Dustin said he recalled one additional point to that discussion. He said that no organization is going to release their members' contact information, so acquiring that information would be quite difficult. Mr. Rozansky addressed the concern that staff had issued a press release about the survey results after the April NAA meeting. He reminded the Board that staff made a point to say at that meeting, we intended to issue a press release and there was opportunity then for any feedback. He said he relies on feedback from each Board member, individually or collectively, and is responsive to their input.

Mr. Olson and Ms. Garner resumed their presentation of the questions and answers. The discussion about the survey questions and responses prompted additional question-and-answer periods. Commissioner Crees would have preferred that Questions 19-23 be more balanced in the questioning. In Question 7, Vice Chair Cavanaugh said that respondents were asked to describe the Naples Airport in a few words. He was struck that there was less than 1 percent of respondents whose top concern was about health issues. Chair Cuddihy commented that the caveat to that is if the respondent replied that there is noise and it is hurting their health. She said the comment may have appeared under noise. The Board expressed their interest in reading all the verbatim questions to see if additional comments appeared under other categories. To Vice Chair Cavanaugh's point, Commissioner Dustin noted that safety was another area that didn't appear under its own category.

In response to Mr. Rozansky regarding Question 14 about what could be changed or improved at the airport, Mr. Olson said the question appeared in the initial baseline section of the survey. He said it was designed specifically to surface, without any kind of bias, complaints, concerns, suggestions and new ideas. Mr. Olson agreed that the responses to this question would have been a natural opportunity to express those concerns raised by Commissioner Crees and Commissioner Burns.

After reviewing all 31 survey questions and answers, there was a general discussion about the survey. Mr. Olson spoke about how responses to the survey were selected. Mr. Olson said the survey was conducted anonymously and confidentially, limiting any data that would enable the identification of the survey participants. He thanked the Commission for the opportunity to conduct the survey. Mr. Olsen said the information could be used to change policy, assist with strategic direction, and provide direction on the best manner to inform the public. He said that he would be happy to be a resource to gain other insights that can be learned from this instrument.

Commissioner Crees suggested another survey be conducted that would pose questions from the negative side of an airport with questions such as what do you think about noise, pollution and safety to see what the other side of the equation looks like. Commissioner Burns expressed concern about the significance of only 209 respondents from the City of Naples. Mr. Olson explained that the survey's objective was to survey all of Collier County (including the City of Naples). Thanks to respondents' strong participation, they gathered 1,421 surveys and were able to oversample responses from City residents. Of the 209 City residents who responded, the margin of error was outside 6.8 percent, meaning the results could vary up to 6.8 percentage points in either direction which provides a useful picture of how City residents feel. He further stated that with a total City population in the mid- to high-teens, 200 to 400 is the expected random sample size. Commissioner Burns commented that 209 people in a City of 20,000 doesn't seem to be very representative. Chair Cuddihy commented that these are statistically accurate numbers.

Commissioner Burns stated that most of the noise comments come from Old Naples. Vice Chair Cavanaugh said he was curious about that himself and had investigated this. He said the NAA receives noise complaints from an average of about 60-80 households each month. He then looked up the number of households in the City of Naples, and there are 9,790, which equates to less than 1 percent on a consistent basis expressing noise concerns. He was comfortable that the survey had a representative sample.

Commissioner Burns asked how many were from Marco Island, but Mr. Olson said that because of the anonymity of the survey respondents, it wouldn't be possible to disclose that. Commissioner Crees said that the population in the City goes up by five-fold in the winter months and asked if

the views of these people could be captured. Mr. Olson said that the survey would have to be conducted during peak season. For the people who use hotels, a partnership with hotels could be formed; since many would be flying in from RSW, people could be posted there to conduct in-person surveys, but that would be costly. He suggested that the information from the verbatim report is worth so much more and its cost is much less.

Chair Cuddihy thanked Mr. Olson and Ms. Garner for their presentation. No action was taken following the presentation and discussion on the Public Sentiment Survey.

Chair Cuddihy called for a five-minute recess.

BOARD REPORT

Under Goal 1 on page 3, Commissioner Crees noted that there were too many incidents, and he asked how many were due to low-hour pilots or pilots in training. He asked if there was any feedback from FAA to conduct a FAAST Meeting Safety Seminar, and Mr. Rozansky said that FAA representatives were scheduled to be on NAA property this morning to meet staff and scout out a meeting site. They had a program in place and were gathering speakers for a June 17th meeting at the Airport Office Building (AOB). Additionally, local aviation organization, High Flyers, has organized a safety briefing at the Pilot's Lounge June 21st. Commissioner Crees asked if business was normal with the FAA, and Mr. Rozansky said yes, insofar as the NAA staff's interactions.

Commissioner Crees discussed curfew violations from page 16, which were up 29 percent from April 2024 to April 2025. He stated that this trend was moving in the wrong direction, without criticism toward the airport staff. He noted the frustration associated with the violations. Mr. Rozansky indicated that an escalation plan was being designed to be presented at the upcoming NCC meeting. Commissioner Crees thought it would be interesting to see a grid of curfew violators month-by-month, a trailing 12-month period. He thought it would be useful to see trends and statistics regarding who the violators were and when the violations occurred. Mr. Rozansky said a table could be prepared to share with Commissioner Crees; and if he would like to bring it up next month, this could be discussed again.

Chair Cuddihy referred to Roberto Collins who is frequently appearing on the curfew report. She researched this individual, and it appears he is a ramp agent for Southwest Airlines and is a private pilot who flies in Naples. She was interested in knowing who he is and what his response is to the staff about the curfew violations. Ms. King said she was not familiar with Mr. Collins but would learn more about him and get back to Chair Cuddihy.

L. EXECUTIVE DIRECTOR'S REPORT

Mr. Rozansky provided updates on the following items:

An open house regarding the proposed flight arrival procedures will be held on Wednesday, May 21st, from 4 p.m. to 6 p.m., at the Botanical Gardens. Hughes Aerospace and ESA will give a presentation about the procedures the following morning at the Noise Compatibility Committee meeting, May 22.

Hughes Aerospace is tentatively scheduled to update the NAA Board regarding the departure procedures in August. They are working with the FAA flight procedures division on some new technology not currently in use at any airport in the United States.

Mr. Rozansky stated that a follow-up meeting is scheduled with the City Manager and Planning Director on May 28 regarding the utilization plan.

Interestingly, a recent inquiry was made by American Airlines. Mr. Rozansky had a brief conversation with the inquirer from the flight planning division, who was interested in learning more about Naples and any opportunities for service. Mr. Rozansky explained the weight limit constraints and shared his opinion, although subject to Board approval, that it was unlikely the NAA would offer any financial incentives. Mr. Rozansky said the conversation ended with them stating they would like to be informed if the weight limitations change. Mr. Rozansky noted that this was the first time in his nine years at the NAA that any inquiry had been made by a legacy airline.

Vice Chair Cavanaugh suggested the topic of offering incentives to any airline be voted on by the Board. Mr. Owens explained the difference between taking a consensus and a formal vote. Chair Cuddihy requested a consensus be taken since the June agenda has many items on it already. Mr. Rozansky stated that we do not offer incentives.

There was unanimous consensus that for any airline providing Part 121 scheduled service to fly into or out of Naples Airport, even if the carrier's weight limit is less than 75,000 lbs., the Executive Director has been instructed not to offer any incentives.

Commissioner Crees suggested that the consensus be extended to Part 135 carriers, which would include JSX. Mr. Rozansky said that we don't currently offer incentives of any kind; however, the rates and charges have been delegated to him, which is where all the rates and charges are established. He opposed taking a consensus now on something that may conflict with another policy document. Mr. Rozansky noted that we have an obligation to charge fair and reasonable fees, to charge operators equitably, and that we don't have the same ability to offer incentives to many of the other types of operators.

Commissioner Burns thanked Mr. Rozansky for bringing up his conversation with American Airlines and encouraged him to communicate when other airline carriers contact him.

M. COUNSEL'S REPORT

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

N. PUBLIC COMMENTS (5-minute limit)

There were no public comments.

O. CORRESPONDENCE/COMMISSIONER COMMENTS & REQUESTS/MEETINGS

Commissioner Burns distributed an email he sent to Terry Hutchison, the City's Vice Mayor. The email was a communication between Mr. Rozansky and himself regarding a specific question

about the Naples Jet Center. He said Vice Mayor Hutchison drew attention to it at the last City Council meeting and thought it was appropriate for Commissioners to have a copy of it.

Because Mr. Rozansky was a part of the email, Chair Cuddihy asked if Mr. Rozansky would like the Commission to take time to read the email now.

In response to Vice Chair Cavanaugh's question regarding the practice of handing out items at the end of the meeting, Mr. Owens said that a Board procedure was recently passed that requires three Commissioners' affirmative vote to officially add an item to the Board agenda. He said the Correspondence/Commissioner Comments period is an appropriate time if something isn't on the agenda and if a Commissioner wants to share something with other Commissioners. He added that one-way communications are allowed; however, he is protective of his client and doesn't always recommend that practice. In general, if it is something that a Commissioner would like to discuss, it can be circulated as a one-way communication but make sure all discussion is reserved for the appropriate time and be sure the emails are not mistakenly responded to. He noted that it is a gray area of Sunshine Law and he doesn't recommend the one-way communications as an ongoing practice.

Commissioner Burns said in a previous meeting, there was difficulty identifying where the Naples Jet Center (NJC) was located. He handed out architectural drawings for the NJC that show the aerial view and the old taxiway, the existing layout, and the addition to the NJC.

Mr. Rozansky responded to the email that Commissioner Burns handed out. He stated that the email correspondence was incomplete. Mr. Rozansky said the email claims something that Commissioner Burns believed Mr. Rozansky said during a telephone call, and he disagreed with Commissioner Burns' claim. Chair Cuddihy expressed concern about this email especially since it is in the public record and that Vice Mayor Hutchison took it as a statement of fact without having Mr. Rozansky's response. There was a discussion about the email, and Mr. Rozansky noted that there was both email and telephone communication over several days. There was discussion among the Commission about the reference that was incomplete, and the consternation that was caused by this type of communication being handed out as part of the public record. Commissioner Burns was questioned about why he was communicating with the Vice Mayor and why the Vice Mayor would ask Commissioner Burns for information rather than inquiring through the Executive Director. Vice Chair Cavanaugh felt that if the Vice Mayor asked Commissioner Burns for information, that he would have felt compelled to direct that correspondence to Executive Director Rozansky. Commissioner Dustin agreed with Vice Chair Cavanaugh.

Mr. Rozansky stated that staff are preparing a summary of events as it relates to the Naples Jet Center. He said it first appeared on a utilization plan in 2010, and variations of it have appeared since then. Mr. Rozansky said a cursory review of many of the utilization plans indicates that nearly all projects end up being designed, permitted, and constructed slightly differently than how they appear on the utilization plan. He acknowledged it as a process that could be improved. At a certain point where the tenant develops plans and is presented to this Board, and if there is agreement, we negotiate a lease that specifies the requirements of construction a new tenant facility and at that point, it is the tenant's responsibility to submit a petition to the City as the zoning and permitting authority, just as the NAA does, when it has a project to carry forward.

Chair Cuddihy said the utilization plan is an important issue and suggested the Board allow the City to work their process and allow Mr. Rozansky to work together with the City. She said each

Commissioner takes his/her oath seriously to live up to the City's codes. She expressed concern when a Commissioner puts specific details together about something and stated it would be much more accurate and complete if it went through Mr. Rozansky and staff. If at that point, a Commissioner felt something was wrong, the concern can be brought up. She said it was concerning the role of the NAA Board, and the appropriateness of how communications should be made to the City. Commissioner Dustin added that the NAA Board reviews the Master Plan and Utilization Plan and it eventually it may turn into an application by a tenant, but the City takes over zoning and permitting. The NAA has no ability, nor should it assume responsibility, to know the City codes. He said the idea that somehow we should be participating in this process is unusual.

Mr. Owens, NAA Attorney, stated that zoning authority for construction projects or improvements at the airport resides with the City of Naples. Our Enabling Act which created the Airport Authority was actually amended to clarify that point. The City clearly has authority of the NJC project which is why they submitted applications and secured permits to build what they are building.

Commissioner Crees commented that this process is in the hands of the City, and it is not for the NAA Board at this juncture and hopefully, never will be. He expressed appreciation that Commissioner Burns raised this communication so the Board is aware.

Commissioner Burns clarified that the email he sent to the Vice Mayor occurred on May 6. He said the email exchange continued thereafter between Mr. Rozansky and himself. He suggested that the Board could get a full copy of the exchange from Mr. Rozansky. Chair Cuddihy said that was a good idea but in reference to the meeting where the Vice Mayor was talking about this issue, she was concerned about it when she watched it. Commissioner Burns said you have to realize how he got in the middle of it all. He said he was a Commissioner from Old Naples and was asked this specific question that he asked Mr. Rozansky. He said the facts remain the same in the answer to the question. Chair Cuddihy expressed that she wasn't sure that was accurate. Commissioner Burns clarified that the facts remain of whether the Naples Jet Center ever went before the City Council under an airport utilization plan, and that was the question he asked Mr. Rozansky.

Commissioner Dustin noted that Commissioner Burns stated he was "a Commissioner from Old Naples." He clarified that all the Commissioners reside somewhere, but Commissioners have a responsibility under the statute to the Naples Airport Authority, Commissioners are appointed by the City of Naples and there is no locality or constituency they are responsible to. He suggested Commissioner Burns undo that conversation. Commissioner Burns said he lives in Old Naples and his point was that someone knew him from Old Naples which is what he meant by his statement. He said he understands that he represents the entire City and County.

Since the email sent isn't the complete email, Vice Chair Cavanaugh asked Commissioner Burns to consider taking the email handout back rather than making it a public record. . Chair Cuddihy did not think the email should be added to the record, given its incomplete nature. Commissioner Burns did not see what the value would be in doing that since there has been discussion about it. Chair Cuddihy asked Mr. Rozansky if he told Commissioner Burns that "it doesn't exist," and Mr. Rozansky said it was not his recollection of the conversation. Chair Cuddihy had a problem with a document going to the City Council reporting that the Executive Director said it doesn't exist, without asking Mr. Rozansky if he agreed with the way the email was answered. Mr. Rozansky's recollection was that Commissioner Burns stated that the site didn't exist. He further said that the NJC project site does exist on the utilization plan and in 2021, it did not exist as it is currently being constructed because there was an RFP process through which the tenants for those three sites

were selected. When those sites were shown on the plan, the tenants were not yet known, nor what their facilities might look like. Mr. Rozansky acknowledged that he did not have the exact dates, although he recalled there was a long period of time when the NJC was initially selected and when they came back to the NAA with an updated concept which is more reflective of what is under construction today. Mr. Rozansky stated that some due diligence is still being done and there are a lot of competing demands at this time between various communications, needs for responses back and forth between the NAA and the City, not including the request received this week. He stated that he and Commissioner Burns disagreed about what was said during the conversation, and a couple of phone calls were made during the time of the email correspondence thread. Chair Cuddihy stated that Commissioner Burns placed the Vice Mayor in a bad position, because he took the email correspondence as a statement of fact and stated in that meeting that Mr. Rozansky said that it didn't exist. She said that became a whole conversation about what that meant for the NAA and the City Council, together in how to work through this and whose issues are what issue. She stated this was not a good way to reach a resolution or improve the working relationship and communications with the City. She said it was not okay for Commissioner Burns to send something quoting someone else, when that person did not clear the statement nor was included in the correspondence. She said that is inappropriate and problematic. Commissioner Burns doesn't agree with Mr. Rozansky's statement in denying what he said. Chair Cuddihy pointed out that if you cannot get two parties to agree before an email is forwarded on, it creates issues for the Board. Commissioner Burns said the bottom line is, did the Naples Jet Center that is currently under construction, did it ever go before City Council for an airport utilization plan. Mr. Rozansky said it clearly did and believes documents will be found. Mr. Rozansky said if it didn't exist, it never would have been permitted. Mr. Rozansky said that is why he never would have said that. Commissioner Burns then said, why didn't the City receive an airport utilization plan that had that configuration on it and whose responsibility is it. Chair Cuddihy suggested that the Board let the City work through this utilization plan issue and let Mr. Rozansky work with the City Manager. She noted that some of the items requested in the letter received by the City most likely pertain to this issue. She reiterated that having side bar communications, representing someone else without involving them or having them agree that you are representing them accurately is not appropriate.

Chair Cuddihy asked the Board to agree that if any one member is going to represent another party, what someone else on the Board or staff said to someone else, that that person be included in that correspondence, unless it is a whistleblower issue. All the members agreed with that sentiment. Chair Cuddihy noted that the email did not need to be part of the record of the meeting. Mr. Rozansky noted the email is already a public record. Commissioner Burns said that the rest of the thread should be included. Chair Cuddihy asked Commissioner Burns to please refrain from this type of behavior in the future and abide to what has been agreed to when representing someone else in the future.

Commissioner Crees stated that he and Ms. Tatigian had flown with Hughes Aerospace during testing of their proposed flight procedures, including approaches, missed approaches, and holds with no noted difference in perception. He stated that all went very smoothly and it was impressive. Commissioner Crees stated the NCC meeting is coming up and it will be the last meeting until September or sometime.

Commissioner Crees referred to correspondence from County Commissioner Rick LoCastro in which he stated his concerns about Airport re-location and its unseen consequences. He appreciated that Mr. Rozansky distributed the correspondence.

Commissioner Crees stated that he recently toured the Airport with Mr. Gray, and he learned a lot. He also met with customer service staff at NetJets, and he learned they only use sustainable aircraft fuel. He also had the opportunity to meet with the air traffic control tower staff, and it was interesting to observe them at work. He met with JSX and interestingly, they do not use reverse thrust. He said their aircraft is Stage 4 compliant. He suggested that the positives of NetJets, the Tower, and JSX be accentuated.

Commissioner Dustin asked Ms. King about asking those people who are being invited to talk to the NAA Board about noise, to have them focus on providing information regarding their noise issues specific to their location, their experience with the noise monitors, and any ideas about what they believe may be done to help them with their issues.

Chair Cuddihy spoke about the need for better communication and better working together with the City to find common solutions. She said on June 16, the Executive Director and Mr. Kirsch will be presenting to the City on the three-legged stool strategy. She proposed framing the presentation by placing our objectives under short-, medium- and long-term goals. For example, conducting a flight procedure study and enhancing the FSFQ program and outreach would appear under the short-term goals. She said long-term would include the airport relocation study. She said we should ask the City about agreement on these issues and if we are not in agreement, ask how we get there. She believed more progress could be made by taking this approach in finding a collective strategy.

Commissioner Crees said that would be our first step is building a better relationship. He noted that there is a lot of suspicion about intent. He said five or six people had approached him saying the changes were for high-speed exits to facilitate getting aircraft off the runway quicker. He explained that no, it was a taxiway and a safety issue. He suggested that we either are not communicating well or the scuttlebutt is too good. He supported Chair Cuddihy's recommendations 100 percent. He also suggested that a formal liaison with Council would be beneficial, and it would be useful to have three joint workshops on the calendar each year rather than taking seven months to schedule a session. Chair Cuddihy said that she would like to coalesce with the City, get aligned and go to the FAA. Commissioner Crees said that we must do that. Commissioner Burns and Commissioner Dustin agreed that Chair Cuddihy was the right leader in suggesting what course to take.

The NAA Board thanked Mr. Rozansky and his staff for a job well done. Mr. Rozansky appreciated their recognition.

Mr. Rozansky circled back to Chair Cuddihy's above comments and his June 16th presentation to the City. He said it will be predominantly about the three-legged stool. He asked for clarification about other elements she suggested. Chair Cuddihy said she was trying to help frame the discussion. She recalled when she and Mr. Rozansky met with the new City Manager and the Mayor and talked about short term, medium term and long-term goals. She said that if the presentation could be framed in that way, which the three-legged stool is a part, it might be helpful. She was impressed how quickly Mr. Young grasped onto the airport's goals when they were presented in the short, medium and long term way. Mr. Rozansky said that other topics would include grants, local control, volume, approaching the FAA about what we might do, the natural phase-out of Stage 3 aircraft, renegotiating the lease, relocation of the Airport, the three-legged stool, and Part 161 Study. Mr. Rozansky noted that the NAA Regular Meeting is scheduled for June 19th and his presentation with the City will be on the 16th. He said on the NAA June agenda

will be the grant request for the North Road Terminal apron project currently out to bid, so it is good time if we present to the City on the 16th and our meeting will be on the 19th, that and the other topics will be before the summer break and if there is a desire for a Joint Workshop following that, we could try and schedule that for the fall.

P. ADJOURN

With no further business, the meeting adjourned at approximately 3:56 p.m.

Christopher A. Rozansky
Secretary

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

CITY 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, May 15, 2025
8:30 a.m.

Commissioner Rita Cuddihy – Chair
Commissioner Terrence W. Cavanaugh – Vice Chair, Audit Committee Chair, Consultant Selection Committee Member
Commissioner Kerry C. Dustin – Consultant Selection Committee Chair, Audit Committee Member
Commissioner Robert P. Burns – Consultant Selection Committee Member, Audit Committee Member
Commissioner John Crees, Noise Compatibility Committee Liaison

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.

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 17, 2025, Regular Meeting Minutes
2. April 22, 2025, Workshop Meeting Minutes
3. May 2, 2025, Audit Committee Meeting Minutes

E. PUBLIC COMMENTS (5-minute limit)

F. PRESENTATIONS AND TIME CERTAIN ITEMS

1. FY2025 Q2 Employee of the Quarter
2. Investment Update
3. North Road Terminal Apron Improvements Project – Update

G. NOISE

H. CONSENT AGENDA

1. Approve Final Ranking of Audit Firms and Authorize Negotiation of Engagement Letter
2. Agreement with Lunacon Construction Group for AOB Exterior Door Improvements - Not to Exceed $125,554

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

J. NEW BUSINESS

1. Letter from City of Naples

K. OLD BUSINESS

1. Public Sentiment Survey

L. BOARD REPORT

M. EXECUTIVE DIRECTOR'S REPORT

N. COUNSEL'S REPORT

O. PUBLIC COMMENTS (5-minute limit)

P. CORRESPONDENCE/COMMISSIONER COMMENTS & REQUESTS/MEETINGS

Q. ADJOURN