Thursday, June 16, 2022
Naples Airport Authority: Regular Meeting

The meeting was called to order by Chair Dustin at 8:30 a.m. in the Council Chambers at City Hall.

A. ROLL CALL

1. Roll Call

Present were Chair Dustin, Vice Chair Ruppert, Commissioner Lenhard, Commissioner Messer and Commissioner Cuddihy.

Staff and Authority Counsel present were Mr. Rozansky, Mr. Owens, Ms. Cooper, Mr. Lobb, Mr. Keith, Mr. Warriner, Mr. Gray, Mr. Brown, Ms. Bendle, Ms. LeDuc, Mr. Burch, Ms. Arciere, Ms. Acosta and Ms. Menard.

B. PLEDGE OF ALLEGIANCE

Chair Dustin led the Pledge of Allegiance.

C. AGENDA

Mr. Rozansky noted the following change to the Agenda:

> New Business Item 2, Proposed Residential Rezone and Development, will be removed. The developer has asked that we postpone until August when he can attend. NAA staff agreed, as long as he agreed not to pursue any steps forward which he agreed to.

D. MINUTES

1. May 19, 2022 Regular Meeting Minutes

Vice Chair Ruppert moved approval of the May 19th Regular Meeting minutes. Commissioner Messer seconded. Motion passed unanimously 5-0.

2. June 1, 2022 Consultant Selection Committee Meeting Minutes

Vice Chair Ruppert moved approval of the June 1st Consultant Selection Committee minutes. Commissioner Messer seconded. Motion passed unanimously 5-0.

E. PRESENTATIONS AND TIME CERTAIN ITEMS

1. Fly Safe Fly Quiet Initiatives

Mr. Burch gave an overview of the Fly Safe Fly Quiet (FSFQ) initiative which was initially launched a number of years ago with the goal of improving curfew compliance and other noise related issues. He explained that staff have intensified their efforts in the last three to six months with a much more high-profile and active campaign to encourage compliance. He presented several new messaging ideas and techniques that have been implemented to reach out to our

customers, pilots and tenants. New policies, such as changing the fueling hours and adding a $250 after-hours fee, were also put into effect to promote curfew compliance. Mr. Rozansky added that although historically we have had very little demand for fueling during the overnight hours, there was a lot of expense associated with having to hire and keep staff during those times. While these new policies may help to promote curfew compliance, it was largely a business decision to make changes to the fueling hours. Mr. Burch provided an example of the curfew violator contact information report as well as other new, ongoing and upcoming initiatives.

A discussion followed regarding other initiatives being looked into that may require additional support including recognizing the larger jet operators for complying with the curfew and building relationships with other operators to improve compliance.

2. Advanced Air Mobility - ESA

Mr. Rozansky introduced Mr. Doug DiCarlo of ESA who presented on Advanced Air Mobility (AAM). Mr. DiCarlo provided a brief explanation of AAM and described the emerging electric vertical takeoff and landing (eVTOL) aircraft. He presented the leading manufacturers who are developing this technology and outlined the major airlines and aircraft operators who have placed orders for eVTOLs. Mr. DiCarlo reviewed the key stakeholders involved.

Mr. Michael Arnold of ESA explained several operational challenges facing the industry including airspace complications, capacity in strained environments, training activities, wildlife implications, overflights in other areas not currently being impacted by normal air traffic, electric infrastructure, location of vertiports, how the community will react, safety concerns, etc. Mr. Arnold said the C.E.O. of JOBY (an eVTOL manufacturer) testified at a U.S. House hearing on aviation noise, stating the goal is to have an aircraft less than 70 decibels.

Mr. DiCarlo stated ESA was working with FDOT on Phase 1 of their eVTOL study and that some deliverables will be published later this summer. He added later in Phase 1, 30 airports in Florida, including Naples, will participate in their study. Mr. DiCarlo explained that FDOT has asked ESA to put together a scoping plan for Phase 2, that will create a working group to get ahead of the next legislative session.

Mr. Arnold presented the challenges being faced by Orlando International Airport and Lilium's (another eVTOL manufacturer) proposed Lake Nona, FL Vertiport that is directly in the takeoff and landing path of the airport.

Mr. DiCarlo suggested the NAA keep a pulse on this quickly evolving technology and get up to date on the FDOT roadmap coming out later this summer. Mr. Rozansky suggested that the City and County be brought up to speed as well.

A question-and-answer period took place throughout the presentation.

3. Naples Museum of Military History

Mr. Rozansky introduced Mr. Dave Hinds from the Museum. Mr. Rozansky stated the airport has hosted the Museum in the North Road Terminal for many years. He said that we intend to renovate that terminal, and the Museum has aspirations to build their own campus offsite. The Museum has so much to offer and recently the NAA began discussions on a mutually beneficial plan to support a long-term presence at the airport.

Mr. Hinds, President of the Naples Military Museum, introduced himself and thanked the NAA for the opportunity to speak. He said he served in the United States Marine Corps as a combat veteran in Vietnam. Mr. Hinds stated the Museum's name was recently changed to the "America's Military and First Responders Museum" to honor all the men and women in Collier County who have served in the military as well as first responders and law enforcement. He said as the Museum embarks on a new era with additional artifacts being donated, they are experiencing growing pains. He added there are over 10,000 travelers visiting the Museum each year and requested a larger space where the Civil Air Patrol building currently stands. He noted the Museum's new website, www.amfrm.org, and encouraged the public to come and visit their displays currently at various locations.

A question-and-answer period followed.

PUBLIC COMMENTS

There were no public comments.

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

1. Purchase Audio Visual Equipment and Installation in the Airport Office Building Not to Exceed $150,000

Mr. Warriner requested Board authorization for the Executive Director to execute a purchase agreement with AV-Worx to deploy the Airport Office Building (AOB) conference room audio visual technology system in an amount not to exceed $150,000. He said the AOB second floor is currently being renovated, and the conference room will be expanded and modernized for public meeting use. He noted the current audio-visual system is aging and complex to operate. After obtaining three different proposals, Mr. Warriner said staff is recommending AV-Worx to provide state-of-the-art equipment and professional installation services. He added that AV-Worx has worked with other government agencies and private companies.

Commissioner Lenhard moved Board approval for the Executive Director to execute a purchase agreement with AV-Worx Company for equipment and professional installation services in the Airport Office Building (AOB) conference room in an amount not to exceed $150,000. Commissioner Cuddihy seconded. The motion passed unanimously 5-0.

2. Purchase Property Management Software Not to Exceed $92,890

Mr. Warriner requested Board authorization for the Executive Director to execute a Purchase Agreement with Yardi Systems, Inc. for property management software in an amount not to exceed $92,890, including $57,690 for annual licenses, $26,200 for implementation and $9,000 for contingencies.

Mr. Warriner stated the Leasing Department currently has no software system and manually tracks more than 500 leases and subleases using spreadsheets. Over the past 12 months, staff conducted in-depth research on several different software solutions that would meet both the current and future needs of the NAA and be interoperable with our other software systems. A summary of the top three (3) products was attached to the briefing paper. Mr. Warriner said staff was

recommending Yardi, a cloud-based software as a service solution, which is the most advanced, out-of-the-box software that can be implemented fairly quickly at the airport.

Commissioner Messer moved Board approval for the Executive Director to execute a Purchase Agreement with Yardi Systems, Inc. for property management software in an amount not to exceed $92,890 as presented by Mr. Warriner. Commissioner Cuddihy seconded. Motion passed unanimously 5-0.

3. Reimburse United States Customs and Border Protection for IT Equipment at an Estimated Expense of $94,263

Mr. Brown requested Board authorization for the Executive Director to enter into a Memorandum of Agreement (MOA) with the United States Customs and Border Protection (CBP) for reimbursement of IT equipment replacement currently estimated at $78,204 in addition to annual recurring expenses of $16,059. He said our current MOA with CBP includes an upgrade of their IT system every three to five years, and their most recent upgrade was in 2018. He said the NAA was notified on May 25th of their intent to complete this work, and we have now added a note in the existing MOA that we need at least a 180-day notification in advance. Mr. Brown stated the estimated amount is available in the FY 22 capital budget but was not previously anticipated. He added the recurring expenses are included in the draft FY 23 budget.

Vice Chair Ruppert moved Board approval for the Executive Director to enter into a Memorandum of Agreement with the United States Customs and Border Protection for reimbursement of IT equipment replacement at an estimated expense of $94,263 as presented by Mr. Brown. Commissioner Messer seconded. The motion passed unanimously 5-0.

4. Consultant Selection Committee Ranking of Firms for Request for Qualifications and Proposals (RFP) – Construction Manager at Risk for the North Road Terminal Upgrade Project and to Execute a Construction Manager at Risk Agreement

Mr. Keith requested Board approval of the Consultant Selection Committee ranking and Board authorization for the Executive Director to negotiate and execute a Construction Manager at Risk (CMAR) Agreement with Suffolk Construction Company for the North Road Terminal Upgrade project. Mr. Keith provided an overview of the RFP process that resulted in five Letters of Interest and Statements of Qualifications. The Staff Evaluation Committee met publicly on May 2nd to select three firms to conduct in-person presentations to the Consultant Selection Committee. On June 1st the Consultant Selection Committee interviewed, ranked, and recommended the following three firms for Board approval:

1. Suffolk Construction Company, Inc.
2. DeAngelis Diamond Construction, LLC
3. Manhattan Construction (Florida), Inc.

Upon NAA Board approval, staff will begin negotiations with the No. 1 ranked firm. Should the negotiations be unsuccessful with the No. 1 ranked firm, staff will end negotiations with that firm and will initiate negotiations with the next firm in the order ranked. A task order for the discovery phase will be presented to the Board at a later date and will be done in coordination with the ongoing agreement with SchenkelShultz for the discovery phase of the North Road Terminal.

Vice Chair Ruppert commented that the ranking was tough because all three companies had excellent written responses and in-person interviews and each firm was well qualified.

For the Board's benefit, Mr. Rozansky stated the CMAR is not a procurement method that we have done before. He added there were lessons learned from the GA Terminal renovation and the North Road Terminal project, which is why the construction manager will be on board from the beginning.

Mr. Owens clarified for this type of procurement, the motion is to approve the ranking of the three firms as recommended by the Consultant Selection Committee and if the negotiations don't come to completion, that staff is approved to move on to the second ranked firm and so forth.

Commissioner Messer moved Board approval of the Consultant Selection Committee ranking as follows: 1) Suffolk Construction Company, 2) DeAngelis Diamond Construction, LLC and 3) Manhattan Construction (Florida), Inc.; and Board authorization for the Executive Director to negotiate and execute a Construction Manager at Risk (CMAR) Agreement with Suffolk Construction Company for the North Road Terminal Upgrade project. Vice Chair Ruppert seconded. The motion passed unanimously 5-0.

5. South Quad Hangar Development – Phase 1 – Discovery Not to Exceed $178,130

Mr. Keith requested Board authorization for the Executive Director to execute a contract with Hanson Professional Services for the South Quad Hangar Development, Phase 1 – Discovery in an amount not to exceed $178,130, which includes a 10% contingency.

Mr. Keith stated that at the April 2022 meeting, the Board selected Hanson Professional Services as the design firm for the South Quad Hangar Development project following a competitive selection process. Staff is recommending a discovery phase to finalize the project scope, layout and select materials considering the ongoing supply chain challenges. The discovery phase will include surveying, soil borings, and permit issue review, allowing Hanson to produce schematic drawings and a preliminary cost estimate. Mr. Keith stated the project expenses would be eligible for reimbursement by the FDOT should the Board accept grant funds if/when they are offered, which is anticipated to occur no earlier than July 2024.

Commissioner Lenhard moved Board approval for the Executive Director to execute a contract with Hanson Professional Services for the South Quad Hangar Development, Phase 1 – Discovery in an amount not to exceed $178,130 as presented by Mr. Keith. Vice Chair Ruppert seconded. The motion passed unanimously 5-0.

6. Resolutions for Federal Aviation Administration (FAA) and Florida Department of Transportation (FDOT) Grants to Participate in Various Safety Projects

Mr. Keith requested Board authorization for the Chair to execute Resolutions authorizing the Executive Director to execute FAA and FDOT grants for four (4) safety projects and to accept the grants, if offered, contingent upon Authority Counsel's review and consent. As part of NAA's effort to improve safety and to address items noted during previous FAA Part 139 inspections, Mr. Keith reviewed the following grant requests to be submitted to the FAA and FDOT for potential funding:

- Runway 5-23 Drainage and Safety Improvements – Phase 3 Construction
- Taxiway A and B Safety Improvements – Design
- Runway 5 Perimeter Road and Relocate Runway 23 Perimeter Road – Design
- Taxiway A-3 Relocation – Design

The purpose of requesting authorization to accept the grants now, if offered and contingent upon Authority Counsel's review and consent, is to meet the FAA's required schedule. He said each of the construction and design projects being presented to the Board today are separate Action Items that follow this item.

Commissioner Cuddihy requested discussion regarding the implications of accepting grants, given that some members of City Council have expressed concern about doing so in light of the noise concerns. She said it is important to meet with City Council to understand their position. She said that the NAA should go forward and accept grants until we have time to have that conversation, particularly since these grants are for safety projects. Commissioner Messer concurred with Commissioner Cuddihy and agreed the NAA needs to move forward with these grant requests. She added it was important to talk about what the options are in the future and about the East Hampton issues. Vice Chair Ruppert stated he has a fiduciary responsibility to the NAA and supports the modernization of the airport. He added that until a unified and clarified position is received from City Council, it would be imprudent not to accept the grants for necessary safety improvements.

Chair Dustin appreciated everyone's comments and reiterated the importance of scheduling the meeting with City Council. He mentioned that the Noise Compatibility and Technical Advisory Committees have done exceptional work and that we are at a place where we have a good chance to get the FAA to listen to us and make changes, predominantly with the higher, faster concept. Chair Dustin added we need to be arm-in-arm with City Council as well as with Congressman Donalds, Congressman Diaz-Balart, and hopefully Senators Rubio and Scott to make a strong presentation to the FAA. He added that a knee-jerk reaction to not accept grants relative to safety would be imprudent and irresponsible. Commissioner Lenhard said that the previous comments were very well said.

Commissioner Cuddihy moved Board approval for the Chair to execute resolutions authorizing the Executive Director to execute FAA and FDOT grants for the four safety projects as presented by Mr. Keith and to accept the grants, if offered, contingent upon Authority Counsel's review and consent. Vice Chair Ruppert seconded. The motion passed unanimously 5-0.

7. Construct Runway 5-23 Drainage Improvements Phase 3 Not to Exceed $5,187,626

Mr. Keith requested Board authorization for the Executive Director to execute a contract with Wright Construction Group for the Runway 5-23 Drainage Improvement Project contingent upon execution of an FAA grant agreement in an amount not to exceed $5,187,626, which includes a contingency of 5%. Mr. Keith stated the Runway 5-23 safety area and object free area on the southeast side of the runway are the last areas of the airport movement area with standing water and open swales. These areas present a hazard to any aircraft that may leave the runway and are a wildlife attractant. This project will fill the swales and low-lying areas and pipe the water, maintaining a level, dry surface.

Mr. Keith provided an overview of the bid process that was advertised on March 20th, with Wright Construction as the lowest bidder. Execution of a contract with Wright Construction Group, Inc would be contingent upon execution of a grant agreement with the FAA. The FAA recently announced award of a grant for this project prior to staff submitting the formal grant application. This project is being submitted to the FAA and FDOT for funding with NAA participation anticipated at 5%. Funds are available in the FY 2022 budget for work to commence this fiscal year. Any additional funds needed to complete the design will be included in the FY 2023 budget. Mr. Keith stated the work will take approximately nine months, and the work will be conducted at night to limit impacts to aircraft and runway use.

Commissioner Lenhard moved Board approval for the Executive Director to execute a contract with Wright Construction for the Runway 5-23 Drainage Improvement Project contingent upon execution of an FAA grant agreement in an amount not to exceed $5,187,626. Vice Chair Ruppert seconded. The motion passed unanimously 5-0.

8. First Amendment to Task Order with EG Solutions for Runway 5-23 Safety Improvements Construction Administration Services Not to Exceed $417,088

Mr. Keith requested Board authorization for the Executive Director to execute the first amendment to a Task Order with EG Solutions, Inc. for the Runway 5-23 Safety Improvements project contingent upon execution of a grant agreement with the FAA in an amount not to exceed $417,088, which includes a 10% contingency. This project is a continuation of the Runway 5-23 Safety Improvements Project Phase 1 and 2, completed in November 2021. Originally proposed as one project, the FAA requested to delay Phase 3. This project will improve airfield drainage and reduce standing water, eliminating a wildlife attractant.

Mr. Keith provided an overview of the 2018 competitive selection process whereby EG solutions was selected as the No. 1 ranked firm. He added that the original scope included the design, bid and construction phase services for all three phases as one project. Breaking out the scope into multiple projects has increased the required submittal review process, oversight and onsite inspection time.

An Independent Fee Estimate (IFE) was completed by a third-party firm based on our consultant's scope of work. This IFE was within 10% of the proposed fee, as required by the FAA and was estimated at $385,822. This amount does not include the 10% contingency.

Staff is requesting approval of the amendment with EG Solutions Inc. contingent upon receipt of a grant agreement with the FAA as previously discussed. This project is being submitted to the FAA for funding with NAA participation anticipated at 5%. Funds are available in the FY 2022 budget. Any additional funds needed to complete the design will be included in the FY 2023 budget.

Vice Chair Ruppert moved approval for the Executive Director to execute the first amendment to a Task Order with EG Solutions, Inc. for the Runway 5-23 Safety Improvements Project contingent upon execution of a grant agreement with the FAA in an amount not to exceed $417,088. Commissioner Lenhard seconded. The motion passed unanimously 5-0.

A five-minute recess was held.

9. Task Order with Hanson Professional Services for Taxiway A and B Safety Improvements Design Not to Exceed $137,076

Mr. Keith requested Board authorization for the Executive Director to execute a Task Order with Hanson Professional Services for the Taxiway A and B Safety Improvements Design Project contingent upon the execution of FAA and FDOT grant agreements for $137,076, which includes a contingency of 10%.

Mr. Keith stated the intersection of Taxiway A and B, along with the connector for the GA ramp has been identified as an area of concern, or "Hot Spot", by the FAA. This project will include the installation of warning lights to better identify the taxiway and runway hold short lines. Additionally, there will be corrections to the geometry of that intersection to meet current FAA requirements as outlined in the adopted Airport Master Plan and Utilization Plan.

An IFE was completed by a third-party firm based on our consultant's Scope of Work and was within 10% of the proposed fee, as required by the FAA and was estimated at $116,583.

Staff is requesting approval of a Task Order with Hanson Professional Services, Inc., through an on-call agreement, contingent upon execution of grant agreements with the FAA and FDOT as previously discussed.

This project is being submitted to the FAA for funding with NAA participation anticipated at 5%. Funds are available in the FY 2022 budget for work to commence this fiscal year. Any additional funds needed to complete the design will be included in the FY 2023 budget.

Commissioner Cuddihy moved Board approval for the Executive Director to execute a Task Order with Hanson Professional Services for the Taxiway A and B Safety Improvements Design Project contingent upon the execution of FAA and FDOT grant agreements for $137,076. Commissioner Lenhard seconded. The motion passed unanimously 5-0.

10. Task Order with Hanson Professional Services for Runway 5-23 Interior Perimeter Road Design Not to Exceed $177,520

Mr. Keith requested Board authorization for the Executive Director to execute a Task Order with Hanson Professional Services for the Runway 5-23 Interior Perimeter Road Design Project contingent upon execution of a grant agreement with the FAA in an amount not to exceed $177,520, which includes a 10% contingency.

Mr. Keith stated the perimeter roads are primarily used by our fuel trucks and staff to move from one side of the airfield to the other and avoid crossing an active runway. Currently, the only access around runway 5-23 is the road on the northeast end, however, it is currently located in the runway safety area. This project will relocate the perimeter road outside the safety area. Additionally, this project includes the design of a second access road around the southwest end of runway 5-23. This second access will allow staff to use the opposite end of the active runway avoiding runway crossings and avoiding aircraft waiting for takeoff clearance. Both roads are included in the Airport Master Plan and Utilization Plan.

An IFE was completed by a third-party firm based on our consultants Scope of Work and was within 10% of the proposed fee, as required by the FAA and was estimated at $150,000 not including contingency.

This project is being submitted to the FAA for funding with NAA participation anticipated at 5%. Funds are available in the FY 2022 budget for work to commence this fiscal year. Any additional funds needed to complete the design will be included in the FY 2023 budget.

Vice Chair Ruppert moved Board approval for the Executive Director to execute a Task Order with Hanson Professional Services for the Runway 5-23 Interior Perimeter Road Design project contingent upon execution of a grant agreement with the FAA in an amount not to exceed $177,520. Commissioner Cuddihy seconded. The motion passed unanimously 5-0.

11. Task Order with Hanson Professional Services for Taxiway A-3 Relocation Design Not to Exceed $109,435

Mr. Keith requested Board authorization for the Executive Director to execute a Task Order with Hanson Professional Services for the Taxiway A-3 Relocation – Design Project contingent upon execution of grant agreements with the FAA and FDOT in an amount not to exceed $109,435, which includes a 10% contingency.

Mr. Keith stated that although this taxiway connector met FAA standards when originally constructed, current FAA design standards do not allow direct access from a ramp to a runway. By moving the connector to the northeast, operators will be required to make two turns to access the runway, as outlined in the Airport Master Plan and Utilization Plan.

Staff is requesting approval of a Task Order with Hanson Professional Services, Inc., through an on-call agreement, contingent upon execution of an FAA grant agreement as previously discussed.

This project is being submitted to the FAA for funding with NAA participation anticipated at 5%. Funds are available in the FY 2022 budget for work to commence this fiscal year. Any additional funds needed to complete the design will be included in the FY 2023 budget.

Commissioner Messer moved Board approval for the Executive Director to execute a Task Order with Hanson Professional Services for the Taxiway A-3 Relocation – Design Project contingent upon execution of grant agreements with the FAA and FDOT in an amount not to exceed $109,435. Vice Chair Ruppert seconded. The motion passed unanimously 5-0.

G. NEW BUSINESS

1. Strategic Plan Scorecard – FY 2022 Mid-Year Report

Ms. Cooper presented the Fiscal Year 2022 Mid-Year Strategic Plan Scorecard. She said the Scorecard was a snapshot of staff's achievements of goals and objectives. She summarized the status of major projects and initiatives staff have been working on through May 31st.

Vice Chair Ruppert praised Ms. Bendle, her team and all the hiring managers for streamlining recruitment/onboarding.

Commissioner Messer asked what the follow-up process is after the employee engagement survey results come back. Ms. Cooper stated the Executive Team and Leadership Team meet to discuss the results and ask how we can do better. She said we also communicate with staff to let them know their feedback was received and explain what we are going to do to address the areas of concern. Commissioner Messer said that sometimes, it takes follow up to a comment because you don't always know exactly what people mean when they answer the questions. She suggested that if people are willing to give you an answer, following up is important to help solve the problem or challenge.

Chair Dustin commented on the quality of the recent employee event, Top Gun.

Mr. Rozansky commented that staff is working on some updates to next fiscal year's Strategic Plan. He said we have held a staff focus group and a staff retreat; and in August, the facilitator for our Strategic Plan will be conducting a focus group with the Board. Mr. Rozansky stated that the FY 2023 Strategic Plan will then be finalized and presented at the September meeting.

2. Executive Director's Annual Review

Mr. Rozansky provided advance notice to the Board that they will be receiving a package of forms and other pertinent information in mid-July for the Executive Director's review in accordance with his Employment Agreement. He explained that one of the new items that will be provided are the results of the Employee Engagement Survey. He said he would appreciate the opportunity to meet individually in person with each Board member rather than just receiving a written review. The forms will be submitted to Ms. Menard and collected and presented collectively during the August meeting.

3. Authority Counsel's Annual Review

Similarly, Mr. Rozansky stated there is a requirement to perform an annual review for Authority Counsel. He clarified that the performance is of the firm, Bond Schoeneck and King, not specifically of Lead Counsel, Mr. Owens. A packet will be sent out at the same time as the Executive Director's packet and included in the packet will be staff's assessment of Bond, Schoeneck and King's performance over the past year.

Mr. Owens added he would welcome any direct feedback the Board would like to provide about his performance and his firm as a whole. He asked each Board member to reach out to him directly.

H. OLD BUSINESS

1. Noise Compatibility Committee/Technical Advisory Committee Update

Commissioner Messer reported that on May 19th staff and the Part 150 Study team met with representatives of the Federal Aviation Administration (FAA) to discuss air traffic issues and noise abatement measures being analyzed as part of the Noise Compatibility Program.

She said the second joint meeting of the Noise Compatibility Committee (NCC) and the Technical Advisory Committee (TAC) was held on June 2nd. She provided a summary of topics discussed and noted that the meeting was well attended by over 80 in-person and online participants.

She stated Mr. Zac Burch, Communications and Community Engagement Manager, is working with the Board, NCC and TAC members to schedule community meetings in the areas they represent and that anyone interested in scheduling a meeting or presentation should contact Mr. Burch at zburch@flynaples.com or at 239-643-0733.

Mr. James Streicher, 431 8th Avenue South, who has been a resident of Naples for over 20 years, commented that it was important now to look at the solutions to the noise problems raised together. He added that the volume of operations has dramatically increased and has caused a major problem particularly in Old Naples because it gets most of the traffic, with many flying below 1,000 feet. He expressed, as chairman of the Old Naples Neighborhood Committee, he receives more complaints from constituents and friends about how the noise has become intolerable. He said Old Naples does not wish to transfer the problem to other neighborhoods. He urges the NAA to work together with City Council to find solutions, because together the NAA Board and City Council can have the most effect on the FAA. He said the Old Naples Association would support all of the recommendations raised at the Joint NCC/TAC meeting. He expressed his appreciation for the work the NAA Board is doing on this. He said the issues are very important and would like to look outside the box to address the issues and reduce the impact.

Commissioner Messer commented this is really not only a city problem, but also a national problem and these issues are happening all over the country. She believed that in one way, this is in our favor because the FAA is more attuned to that, and it is causing them to listen a bit more to some of the things we have been saying.

Mr. Streicher agreed with Commissioner Messer and stated that the timing is perfect with the pressure on the FAA. He stressed the importance of getting a joint meeting with City Council scheduled.

Chair Dustin commented he, with Mr. Burch's help, has drafted a letter that may be published in the Naples Daily News summarizing the work done to date and requesting the community to give us more input. Chair Dustin said it was a helpful idea by staff because he has been told by many members of the community we are doing a good job but need to do a better job explaining to the community what we are doing.

I. LEADERSHIP TEAM REPORT

1. Leadership Team Report

Vice Chair Ruppert congratulated staff for receiving Part 139 certification and for not having any workplace injuries so far this year. Mr. Rozansky credited Mr. Lobb's, Mr. Brown's and Mr. Gray's leadership as well as the Operations and Maintenance teams coming together and the incredible work by the Training Department.

Commissioner Lenhard inquired about the NAA's participation in the City's Fourth of July parade event. Mr. Burch said we are decorating and bringing the new ARFF truck and invited Board members to walk with staff and the Civil Air Patrol cadets. Mr. Burch stated that he would send out more specific information about the event.

Vice Chair Ruppert expressed his happiness in the progress the NAA is making with some of the most frequent violators of our nighttime curfew, particularly the largest one but said he noted the

flight school activity has picked up. He asked if our next step would be to have a conversation with them about our curfew. Mr. Rozansky stated this is the time of the year when the days are longer and flight schools typically appear on the list because of their required night and cross-country training. He said Ms. Cooper will continue to reach out to the flight schools. Commissioner Lenhard said that this activity feeds into our objective to inspire the next generation of aviation professionals because these students do need to get that nighttime training, even though the sun doesn't set until 8:30 p.m. this time of year. Chair Dustin asked staff to promote greater understanding of flight schools' needs.

J. FINANCIAL REPORTS

1. Financial Summary

Mr. Warriner presented the May financials. He said that the year-to-date change in net position before capital contributions was favorable to budget by approximately $3,499,732.

A question-and-answer period followed.

Commissioner Cuddihy moved acceptance of the May financials. Commissioner Messer seconded. Motion passed unanimously 5-0.

2. First Draft – FY 2023 Operating and Capital Expenditures Budget

Mr. Warriner presented the first draft of the FY 2023 Operating and Capital Expenditures Budget. He said this is one of three presentations the Board will receive. He said per our Bylaws, there will be an updated draft at the August Regular Meeting and a final draft presented for Board approval at the September Regular Meeting.

Mr. Warriner stated the airport experienced a steady increase in revenues in FY 2021 and FY 2022, but we are projecting air travel to decline in FY 2023 with high fuel prices and overall economic uncertainty. He noted a zero-based budgeting methodology was used to develop the draft based on anticipated needs in FY 2023.

Mr. Warriner presented the operating revenue assumptions. Vice Chair Ruppert said the PowerPoint draft references a decrease of 5% in gallons of fuel sold but the actual schedule shows a 6% decrease. Mr. Warriner said that he may have changed something in the schedule without updating it in PowerPoint. He will review and correct the discrepancy.

Mr. Warriner presented expense assumptions and showed a personnel expense comparison to revenue from 2014 – 2023 (budgeted).

Chair Dustin expressed concern about adding more employees if we are anticipating a downward trend. Vice Chair Ruppert said he was struggling with the new positions and recommended that staff scrutinize the open positions a bit more. Mr. Rozansky stated that the budget will be further refined for the August draft.

Mr. Warriner reviewed the budget summary, capital budget, and the budgeted appropriations and reserves.

A question-and-answer period followed.

K. COUNSEL'S REPORT

1. Counsel's Report

Pertaining to the pending lawsuit filed by a former employee, Mr. Owens reported that all parties are proceeding to settle the litigation within the authority granted by the Board at the April 2022 Regular Meeting. He said he received a communication this morning from our defense counsel, who is being paid for by our insurer; and he is cautiously optimistic that the settlement agreement and release will be signed by the plaintiff by the end of this month.

Mr. Owens stated that there are no other material matters to be discussed at this time.

L. PUBLIC COMMENTS (5-minute limit)

There were no public comments.

M. CORREPONDENCE/COMMISIONER COMMENTS & REQUESTS/MEETINGS

Commissioner Messer requested Mr. Rozansky to provide an update on the East Hampton Airport for the public's benefit. In light of the mounting litigation over East Hampton Airport's plan to privatize their publicly owned airport and restrict access, Mr. Rozansky stated there was a press release in the town that the Airport has asked their consultants and attorneys to explore what it would take to close the airport as soon as possible. Mr. Rozansky stated this could be a bit of posturing and it could be recognition that their privatization plan is unlikely to succeed. He said that at this time, there are no pending court dates related to the temporary restraining order, so the Town does not have the ability to enact any facet of the plan that they had developed.

Vice Chair Ruppert acknowledged Mr. Streicher for his participation in dealing with the NAA and the noise issues as well as representing the interests of the ONA. He appreciated Mr. Streicher's engagement and the professional manner in which he conducts himself.

Vice Chair Ruppert applauded fellow Board members for maintaining a high standard and seeking short- and long-term solutions to be a better community partner. He applauded his fellow Commissioners for their continued diligence in getting alignment on potential solutions and working to get community and City Council support. Chair Dustin thanked Vice Chair Ruppert for his comments and concurred with them.

Chair Dustin requested Vice Chair Ruppert to chair the August Regular Meeting since he will be out of town for the month of August. Vice Chair Ruppert said he would be happy to do so. Chair Dustin said he may be able to participate virtually, but it would be appropriate for Vice Chair Ruppert to chair it in person.

Mr. Rozansky stated that staff has been working very diligently in getting our congressional representatives involved with varying success. He said we can work with City Council to leverage our representatives to have an increased voice in Washington, DC. Mr. Rozansky stated that the FAA Reauthorization Act of 2018 will expire in 2023. The bill authorizes the FAA's funding and programs. He said there are a lot of noise proposals that will no doubt be prepared and submitted. He said we need to focus our attention on this as there is a limit to what we can do under the current regulations.

Chair Dustin expressed concern regarding the number of helicopter noise issues. Mr. Burch stated there have been some but the most frequent helicopter operations are by our public services such as Mosquito Control, the Sheriff and EMS-MedFlight.

N. ADJOURNMENT

With no further business, the meeting adjourned at 12:29 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, June 16, 2022
8:30 a.m.

Commissioner Kerry C. Dustin – Chair
Commissioner Rick Ruppert – Vice Chair, Consultant Selection Committee Chair, Audit Committee Member
Commissioner Michael Lenhard – Audit Committee and Consultant Selection Committee Member
Commissioner Donna M. Messer – NCC and TAC Liaison
Commissioner Rita Cuddihy – Audit Committee Chair
Executive Director: Christopher A. Rozansky
Authority Attorney: William L. Owens, Esq. of Bond, Schoeneck & King, PLLC

Welcome. 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.

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

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

D. MINUTES

1. May 19, 2022 Regular Meeting Minutes

2. June 1, 2022 Consultant Selection Committee Minutes

E. PRESENTATIONS AND TIME CERTAIN ITEMS

1. Fly Safe Fly Quiet Initiatives

2. Advanced Air Mobility - ESA

3. Naples Museum of Military History

F. PUBLIC COMMENTS ON GENERAL TOPICS NOT ON THE CURRENT AGENDA

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

1. Purchase Audio Visual Equipment and Installation in the Airport Office Building Not to Exceed $150,000

2. Purchase Property Management Software Not to Exceed $92,890

3. Reimburse United States Customs and Border Protection for IT Equipment at an Estimated Expense of $94,263

4. Consultant Selection Committee Ranking of Firms for Request for Qualifications and Proposals (RFP) – Construction Manager at Risk for the North Road Terminal Upgrade Project and to Execute a Construction Manager at Risk (CMAR) Agreement

5. South Quad Hangar Development – Phase 1 – Discovery Not to Exceed $178,130

6. Resolutions for Federal Aviation Administration (FAA) and Florida Department of Transportation (FDOT) Grants to Participate in Various Safety Projects

7. Construct Runway 5-23 Drainage Improvements Phase 3 Not to Exceed $5,187,626

8. First Amendment to Task Order with EG Solutions for Runway 5-23 Safety Improvements Construction Administration Services Not to Exceed $417,088

9. Task Order with Hanson Professional Services for Taxiway A and B Safety Improvements Design Not to Exceed $137,076

10. Task Order with Hanson Professional Services for Runway 5-23 Interior Perimeter Road Design Not to Exceed $177,520

11. Task Order with Hanson Professional Services for Taxiway A-3 Relocation Design Not to Exceed $109,435

H. NEW BUSINESS

1. Strategic Plan Scorecard – FY 2022 Mid-Year Report

2. Executive Director's Annual Review

3. Authority Counsel's Annual Review

I. OLD BUSINESS

1. Noise Compatibility Committee/Technical Advisory Committee Update

J. LEADERSHIP TEAM REPORT

1. Leadership Team Report

K. FINANCIAL REPORTS

1. Financial Summary

2. First Draft – FY 2023 Operating and Capital Expenditures Budget

L. COUNSEL'S REPORT

1. Counsel's Report

M. PUBLIC COMMENTS (5 minute limit)

N. CORRESPONDENCE/COMMISSIONER COMMENTS & REQUESTS/MEETINGS

O. ADJOURN