Thursday, May 19, 2022
Naples Airport Authority: Regular Meeting

The meeting was called to order by Chair Dustin at 8:32 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. Keith, Mr. Warriner, Mr. Gray, Mr. Brown, Ms. Bendle, Ms. LeDuc, Mr. Burch and Ms. Menard.

B. PLEDGE OF ALLEGIANCE

Chair Dustin led the Pledge of Allegiance.

C. AGENDA

Mr. Rozansky noted the following changes to the Agenda:

- May 10, 2022 Audit Committee Minutes – At the top of page 4, the word, "when", was added to Item No. 3 and will be corrected to read as follows:

  3. Staff's recommendation when to bring in, if at all, another set of eyes from the same firm to look at our engagement or internal controls.

- Leadership Team Report – Curfew and Operations Report – On page 2, an error was detected that related to the number of curfew violations. The violation numbers have been updated and the table reordered to accurately reflect the number of curfew operations for FYTD 2022.

Corrected copies of page 4 of the Audit Committee Minutes and page 2 of the Curfew and Operations Report were distributed at the dais this morning.

D. MINUTES

1. April 21, 2022 Regular Meeting Minutes

Commissioner Cuddihy moved approval of the April 21st Regular Meeting minutes. Commissioner Messer seconded. Motion passed unanimously 5-0.

2. May 5, 2022 Consultant Selection Committee Meeting Minutes

Commissioner Lenhard moved approval of the May 5th Consultant Selection Committee minutes. Vice Chair Ruppert seconded. Motion passed unanimously 5-0.

3. May 10, 2022 Audit Committee Minutes

Commissioner Cuddihy moved approval of the May 10th Audit Committee minutes as corrected and noted earlier by Mr. Rozansky. Commissioner Messer seconded. Motion passed unanimously 5-0.

Chair Dustin thanked both the Consultant Selection Committee members and Audit Committee members for exceptional meetings. He said the minutes provide an excellent perspective of the good work performed by our Board of Commissioners.

E. PRESENTATIONS AND TIME CERTAIN ITEMS

1. Master Plan

In Mr. Lobb's absence, Mr. Rozansky presented the Master Plan. He stated that the NAA Bylaws require staff to present the Master Plan annually. No changes are being recommended to the Master Plan; however, a review is necessary due to recent price escalations. Mr. Rozansky said the Master Plan is a 20-year planning document coordinated with the state, federal, city and county governments, where appropriate. It lays out the safe and efficient use of the airport ensuring runways, taxiways, safety areas, and approaches are all laid out in accordance with federal and state design standards. He provided a brief project timeline that started in late 2017, wrapping it toward the end of 2021. He said it included a tremendous amount of public outreach. He noted the final Master Plan has yet to be presented to City Council and stated City Council retains the authority to determine the appropriateness of zoning.

He presented the Airport Layout Plan (ALP), a conceptual layout of what the ultimate buildout of the airport could look like, meaning it may not actually get built. He said that the 1999 Master Plan showed very similar layouts and some of it never came to fruition because it was predicated by demand and coordination with all our stakeholders. In his experience these plans frequently change as standards and demands change leading to changes in facilities. Mr. Rozansky stated that staff will keep the ALP up to date as conditions may warrant. He added that the ALP gives an updated layout showing the airport can meet federal and state designs standards for aviation safety.

Mr. Rozansky reviewed projects that were added in 2021 as shown on the Utilization Plan – December 2021. He said that these projects were focused on the five-year horizon, noting that this too is conceptual in nature since it shows an area of potential development rather than showing all the specific details of certain projects.

Mr. Rozansky highlighted cost estimates of several short-term projects that have escalated from 2019 to 2022. These updated cost estimates are based on recent bids and engineers' estimates on

what they are seeing at other projects around the state. He stated that the overall costs have nearly doubled since the 2019 estimates were provided and that the projects shown are only selected examples of projects that are in the 5-year Capital Improvement Plan. He said these estimates are timely because we are preparing the first draft Budget and staff is looking closely at projects that we would like to prioritize or delay. He added that the first draft budget will be presented at the June Board meeting.

A question-and-answer period followed.

Commissioner Cuddihy commented on how it is not surprising to see cost increases on the projects since work everywhere is being affected in the same way. She also asked if next month Mr. Rozansky would present his thoughts on how NAA will respond to the cost increases. Mr. Rozansky reiterated that staff is looking at the holistic picture including the revenue side when determining rates and charges to balance out project costs increasing.

Chair Dustin then opened a discussion on Electric Vertical Takeoff Aircrafts (eVTOL) by asking about any planned presentations from ESA discussing the future of aviation which would also impact the Master Plan. Mr. Rozansky clarified that ESA is planning a presentation during the June meeting.

F. PUBLIC COMMENTS

There were no public comments.

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

1. Audit Firm Engagement Letter – FY 2022 Audit

Mr. Warriner requested Board review of the Audit Committee's comments regarding the performance of MSL for fiscal year 2021 as prepared in the minutes of the May 10th Audit Committee. Mr. Warriner provided a summary of MSL's performance and stated that they have done a great job, were efficient and did the audit in record time. He requested Board authorization for the Executive Director to execute the FY 2022 Audit Engagement Letter that was included in the Board packet. He said the Engagement Letter is similar to last year's but includes a 6% increase in the audit fee from the prior year, the first increase since their initial engagement with the Authority for the FY 2017 audit.

Mr. Warriner provided a summary of the Audit Committee's recommendations that were discussed at the Audit Committee meeting. They included auditor team rotation to have a fresh set of eyes on our engagement and adding a separate internal control review of our new financial system. Mr. Warriner mentioned MSL has an office on the East Coast that specializes in these system controls. A timetable when this could be done will be completed soon, aiming towards the goal of finishing by the end of this fiscal year.

Commissioner Cuddihy moved Board approval for the Executive Director to execute the FY 2022 Audit Engagement Letter. Vice Chair Ruppert seconded. The motion passed unanimously 5-0.

Commissioner Cuddihy commended Mr. Warriner for doing a great job leading the Audit Committee meeting in Mr. Rozansky's absence.

2. Consultant Selection Committee Ranking of Firms for Design Services – North Road Terminal Improvements Project

Mr. Keith requested Board approval of the Consultant Selection Committee ranking and authorization for the Executive Director to negotiate a contract with the highest ranked firm for design services for improvements to the North Road Terminal.

Mr. Keith provided a summary of the Request for Qualifications and Proposals (RFP) process that was advertised on February 24th. He said four proposals were received prior to March 24th and following a staff review on March 30th, the list was narrowed down to three firms to interview at the Consultant Selection Committee on May 5th. He stated the Committee recommended the following ranking:

1. SchenkelSchultz Architecture
2. MLM- Martin Architects, Inc.
3. Gallo Herbert Architects

Mr. Keith said upon approval of the ranking, staff will negotiate an agreement with the highest ranked firm.

Vice Chair Ruppert commented the two in-person presentations were both great candidates and the Committee went back and forth between themselves and with staff on whether to rank SchenkelShultz or MLM first or second. He said it was very close and he would like to see MLM doing work with us someday. Commissioner Lenhard concurred. Chair Dustin said from reading the minutes, he noted there was difficulty in the ranking. He asked if the Committee members had changed their mind since that meeting. Vice Chair Ruppert and Commissioner Lenhard stated they had not changed their minds.

Mr. Rozansky added it was an engaging discussion and it is staff's intention to go out for an on-call architect for some of the airport's smaller projects sometime this fall. He said there will be an opportunity in the short term to recruit MLM or even some other firms and engage in an agreement with them.

Vice Chair Ruppert moved Board approval of the Consultant Selection Committee ranking as presented by Mr. Keith and for the Executive Director to negotiate a contract with the highest ranked firm for design services for improvements to the North Road Terminal. Commissioner Lenhard seconded. Motion passed unanimously 5-0.

3. Assignment and Amendment of Leasehold Agreement from C&C Aviation, LLC to Craig Hangars Condominium Association, Inc.

Ms. LeDuc requested Board authorization for the Executive Director to execute an Assignment, Assumption and Amendment of Amendment and Restatement of Leasehold Agreement

("Assignment') from C&C Aviation, LLC ("C&C") to Craig Hangars Condominium Association, Inc. (the "Association").

Ms. LeDuc said C&C is the current holder of a land lease in the north quadrant of the airfield, which was converted to a condominium in 2002. Pursuant to the terms and conditions of the lease, C&C has requested the Authority's consent to assign the Lease to the existing condominium association for continued use of the premises as non-commercial use.

Chair Dustin noted the voluntary curfew hours language has been added to the Assignment.

Commissioner Messer moved Board approval for the Executive Director to execute an Assignment, Assumption and Amendment of Amendment and Restatement of Leasehold Agreement from C&C Aviation, LLC to Craig Hangars Condominium Association, Inc. Vice Chair Ruppert seconded. The motion passed unanimously 5-0.

4. Assignment and Amendment of Leasehold Agreement from Gulf Coast, LLC to Cherry Hills Properties, LLC

Ms. LeDuc requested Board authorization for the Executive Director to execute an Assignment, Assumption and Amendment of Leasehold Agreement ("Assignment') from Gulf Coast, LLC ("Gulf Coast") to Cherry Hills Properties, LLC ("Cherry Hills").

Ms. LeDuc stated Gulf Coast is the current holder of a leasehold interest for property located at 388 Falcon Lane in the north quadrant of the airfield. The tenant is requesting the Authority's consent to assign the Lease to Cherry Hills. The intent of Cherry Hills is to sublease the property for commercial aeronautical use which will be presented to the Board in the next item.

Commissioner Cuddihy moved Board approval for the Executive Director to execute an Assignment, Assumption and Amendment of Leasehold Agreement from Gulf Coast to Cherry Hills Properties, LLC. Commissioner Lenhard seconded. The motion passed unanimously 5-0.

5. Consent to Sublease between Cherry Hill Properties, LLC and Naples Jet Center Holdings, LLC

Ms. LeDuc requested Board authorization for the Executive Director to execute a Consent to Sublease ("Consent") for the agreement between Cherry Hills Properties, LLC ("Cherry Hills") and Naples Jet Center Holdings, LLC ("NJC").

Ms. LeDuc stated this agreement would be subject to and conditioned upon the closing of the real estate transaction to purchase the leasehold interest in the property located at 388 Falcon Lane and conditioned upon the Authority's consent. She stated Cherry Hills has entered into a 21-year sublease agreement with NJC for operation of the facility as a part of Naples Jet Center with an extension of the sublease term opportunity, should Cherry Hills extend the term of the underlying land lease by completing the Authority's Lease Term Buyback Program.

A question-and-answer period followed.

Commissioner Lenhard moved Board approval for the Executive Director to execute a Consent to Sublease for the agreement between Cherry Hills and NJC. Vice Chair Ruppert seconded. The motion passed unanimously 5-0.

6. Consent to Sub-Sublease between Cherry Hills Properties, LLC, Naples Jet Center Holdings, LLC and TM Aviation Holdings, LLC

Ms. LeDuc requested Board authorization for the Executive Director to execute a Consent to Sub-Sublease ("Consent") for the agreement between Cherry Hills Properties, LLC ("Cherry Hills"), Naples Jet Center Holdings, LLC ("NJC") and TM Aviation Holdings, LLC ("TM").

Ms. LeDuc stated this would be subject to and conditioned upon the closing of the real estate transaction to purchase the leasehold interest in the property located at 388 Falcon Lane and conditioned upon the Authority's consent. Cherry Hills and NJC have entered into a 21-year sub-sublease agreement with TM with an extension option not to exceed the term of the underlying land lease. Under its sublease, NJC intends to operate the facility as part of Naples Jet Center as previously discussed which includes providing aircraft storage as proposed under the sub-sublease agreement.

A question-and-answer period followed.

Vice Chair Ruppert moved Board approval for the Executive Director to execute a Consent to Sub-Sublease for the agreement between Cherry Hills, NJC and TM. Commissioner Cuddihy seconded. The motion passed unanimously 5-0.

7. Consent to Encumbrance and Agreement with Lender for Cherry Hill Properties, LLC

Ms. LeDuc requested Board authorization for the Executive Director to execute a Consent to Encumbrance and Agreement ("Agreement") with Lender between City of Naples Airport Authority and First Horizon Bank ("Lender") for the benefit of Cherry Hills Properties, LLC ("Cherry Hills").

Ms. LeDuc stated Cherry Hills, the tenant, has requested a Consent to Encumbrance and Agreement with Lender for a leasehold mortgage for the property located at 388 Falcon Lane. She said the Agreement would encumber the rights, title, and interest in the land lease in favor of the lender. She noted the Agreement is a standard form prepared and reviewed by Authority Counsel.

A question-and-answer period followed.

Commissioner Messer moved Board approval for the Executive Director to execute a Consent to Encumbrance and Agreement with Lender between City of Naples Airport Authority and First Horizon Bank for the benefit of Cherry Hills. Commissioner Cuddihy seconded. The motion passed unanimously 5-0.

8. Easements with Florida Power and Light

Mr. Keith requested Board authorization for the Executive Director to execute five (5) easements with FPL, contingent upon review and approval of NAA legal counsel. He presented an aerial of the easement areas and location of the seven streetlights to be installed in the north quadrant of the airport. Mr. Keith noted the potential safety hazards due to a lack of lighting in the area. The placement of the lights will be focused on the main intersections and curves to avoid further accidents.

Mr. Keith stated the easements have no financial impact to the FY 2022 budget and the cost of this project, estimated at $15,000 is within the Executive Director's authority for approval. He said the recurring monthly electrical costs, which are about $250 to $300, will be part of the NAA annual operating budget.

A question-and-answer period followed.

Commissioner Messer moved approval for the Executive Director to execute the five easements with FPL, contingent upon review and approval of NAA legal counsel. Vice Chair Ruppert seconded. The motion passed unanimously 5-0.

9. Purchase of a 40,000 Gallon Fuel Tank in an Amount Not to Exceed $370,000

Mr. Keith requested Board authorization for the Executive Director to execute a contract with Currier TK for the purchase of a 40,000-gallon Jet A fuel tank.

Mr. Keith stated at the December 2021 regular meeting, the Board approved a contract with the selected design-build firm, Currier TK, for the fuel farm improvements project. He noted during the design phase, it became apparent there was a long lead time of 22-26 weeks for the tank and if it wasn't ordered early on, it would delay the project. Mr. Keith reported the price increased in 2019 from $325,000 to $370,000 in 2022. He also mentioned when talking to suppliers, it became apparent that lead times are only going to get longer. One advantage with the design firm and their approach to the project is that they will do all the piping, the containment, the concrete pad and everything for the tank, and have the fueling position up and running, even if the tank is delayed past the completion of everything else, so it would not delay the project further.

Mr. Keith added staff anticipates presenting a Guaranteed Maximum Price (GMP) for the remainder of the construction phase at the June regular meeting.

A question-and-answer period followed.

Commissioner Lenhard moved Board approval for the Executive Director to execute a contract with Currier TK for the purchase of a 40,000-gallon Jet A fuel tank in an amount not to exceed $370,000. Vice Chair Ruppert seconded. The motion passed unanimously 5-0.

10. Resolution 2022-2, a Public Transportation Grant Agreement (PTGA) with the Florida Department of Transportation (FDOT) to participate in the South Quadrant Box and T-Hangar Project

Mr. Keith requested Board authorization for the Chair to execute Resolution 2022-2, authorizing the Executive Director to execute a PTGA with FDOT to participate in the South Quadrant Box and T-Hangar Project (FPN 446353-1-94-01 and 446353-1-A8-01).

Mr. Keith stated this reimbursable PTGA is part of the FDOT's intention to participate in the cost of hangar construction based on future financial commitments while allowing the NAA to initiate the project now. The project will replace older existing hangars in the east quadrant designed to house small single and twin-engine aircraft, not jets. This project is included in the current Airport Utilization Plan, approved by the Naples City Council on November 18, 2021.

Mr. Keith added there is no grant funding attached to the PTGA. The budget for design and construction is estimated to be $15,000,000, which will be funded by the Authority until future year supplemental funds are awarded for reimbursement, subject to annual appropriation by the Florida Legislature up to $7,500,000 at a 50% cost share. The Board will have the opportunity to accept or deny funding in future fiscal years when it's made available by the FDOT, which is not expected to occur before July 2024.

A question-and-answer period followed.

Vice Chair Ruppert moved Board approval for the Chair to execute Resolution 2022-2, authorizing the Executive Director to execute a PTGA with FDOT to participate in the South Quadrant Box and T-Hangar Project (FPN 446353-1-94-01 and 446353-1-A8-01). Commissioner Messer seconded. The motion passed unanimously 5-0.

11. Purchase of Gas and Diesel Fuels

Mr. Gray requested Board authorization for the Executive Director to purchase gasoline and diesel fuels from Palmdale Oil Company by "piggybacking" on Collier County's contract. He said staff routinely solicits multiple quotes for gasoline and diesel fuel for Authority vehicles and equipment. Collier County Contract #18-7321 was awarded to Palmdale Oil on Tuesday, October 9, 2018.

Mr. Rozansky clarified there would be an immediate cost savings on gasoline between $0.56 and $.60 per gallon and that diesel is $0.30 per gallon more expensive than we can obtain through quotes with local vendors.

A question-and-answer period followed.

Commissioner Lenhard moved Board approval for the Executive Director to purchase gasoline and diesel fuels from Palmdale Oil Company by "piggybacking" on Collier County's contract. Commissioner Cuddihy seconded. The motion passed unanimously 5-0.

12. Purchase of Three Ground Power Units Not to Exceed $154,878

Mr. Gray requested Board authorization for the Executive Director to execute an Agreement with ITW GSE, Inc., the lowest bidder, for $154,878 for three Ground Power Units (GPU) to support Naples Aviation and to replace diesel-powered units that have reached the end of their useful service life. He stated ITW supplied us with a battery-operated eGPU unit for use on a trial basis for the past several months at no charge. The response from our customers has been favorable and has exceeded staff expectations with silent and zero-emission operations. Mr. Gray stated if we can facilitate constant use of these units for at least eight hours and charge the units overnight, staff would retire other units that are currently fossil fuel burning units. Mr. Gray reiterated the eGPU is very quiet and there are only two other vendors that produce this unit. ITW is a local vendor and has been very responsive to our needs, and we have had no issues with the current unit we are demoing right now.

Commissioner Messer moved Board approval for the Executive Director to execute an Agreement with ITW GSE, Inc. for $154,878 for three Ground Power Units (GPU) to support Naples Aviation. Commissioner Cuddihy seconded. The motion passed unanimously 5-0.

13. Purchase of a KOVA Emergency Alert Notification System (KEANS) in the Amount Not to Exceed $58,515

Mr. Brown requested Board authorization for the Executive Director to execute a purchase order with KOVA Corporation for a KEANS emergency "ring down" system in the amount of $53,192.50, including a one-year warranty, installation, and training, plus a $5,323 (10%) contingency, for a total not to exceed cost of $58,515. He stated this system is required by FAA Part 139 to help airports notify emergency, mutual aid and partners on the airport of an emergency. He said there will be handsets in the Tower, in Operations and connectivity with Naples Police Department. He provided a summary of the system features, noting it will be integrated with our emergency notification system, Everbridge.

He provided a summary of the bid process and noted that KOVA KEANS, the lowest bidder, was selected for its capabilities, functionality and cost.

A question-and-answer period followed.

Vice Chair Ruppert moved Board approval for the Executive Director to execute a purchase order with KOVA Corporation for a KEANS "ring down" system in the amount of $53,192.50, including a one-year warranty, installation, and training, plus a $5,323 (10%) contingency, for a total not to exceed cost of $58,515. Commissioner Messer seconded. The motion passed unanimously 5-0.

H. NEW BUSINESS

There was no new business.

I. OLD BUSINESS

1. Noise Compatibility Committee/Technical Advisory Committee Update

Commissioner Messer stated that she reported on the March 30th Joint Workshop Meeting of the Noise Compatibility Committee (NCC) and the Technical Advisory Committee (TAC) at the April 21st Regular NAA Board meeting. She announced the NCC and TAC will hold another Joint Workshop Meeting on June 2nd and she encouraged the public to attend. She noted 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.

Chair Dustin requested an update on how the calls to the curfew violators were going. Ms. Cooper thanked Commissioner Messer for initiating the calls to violators and passing the baton to her. She stated the calls remain a top priority. She said that it is early in the process to know what effect our calls have had on reduction in curfew operations but noted FlexJets' curfew operations decreased by 50% from March to April. Ms. Cooper stated a letter is being tailored and sent to those violators who have limited contact information.

Commissioner Messer added two or three of these companies have told us they would be changing their procedures to align with our curfew hours. Ms. Cooper stated that the firms are trying to help us and hopes the decrease in curfew operations numbers are a trend.

Vice Chair Ruppert asked what type of success we were having with NetJets. Ms. Cooper stated staff has a scheduled recurring monthly meeting with the NetJets team to talk about our curfew initiatives and that this past month, they have had a 50% drop in curfew operations. Vice Chair Ruppert reported he has tried to contact NetJets CEO, Adam Johnson, without success. Given NetJets is our largest violator of the curfew, he was hoping to make progress with NetJets by having a conversation with the CEO to see what else could be done and if a positive message could be conveyed to those within his organization. He thanked staff for their efforts.

Chair Dustin thanked Vice Chair Ruppert for his efforts as well as Commissioner Messer's and staff's efforts in the curfew initiatives.

J. LEADERSHIP TEAM REPORT

1. Leadership Team Report

Commissioner Messer recognized the Naples Aviation team for being voted the 14th best overall FBO and 8th best independent FBO in the U.S. by ProPilot Magazine. She said this was an improvement from 19th in the prior year and maintaining 8th best independent during an incredibly challenging year. Vice Chair Ruppert echoed her comments. He said to go from the volume of activity we have had this past year to 14th and maintain our spot in the independent category reflects the hard work our existing staff has done. He recognized the new members who have joined our

team and stated we have made a great team better. He recognized Mr. Rozansky for bringing on great talent. Mr. Rozansky thanked the Board for their comments.

Commissioner Messer congratulated Mr. Lobb, Mr. Neff and Mr. Lotero for graduating from the Leadership Collier/Associate Leadership Collier Programs and thanked the Leadership Team for promoting an atmosphere of growth and development in our employees. Mr. Rozansky said it is important to be engaged in the community with other leaders and it helps us all to better know the community that we serve.

Chair Dustin requested an update on FDOT's invitation regarding their project using research and guidance to integrate advanced air mobility (AAM) across the state. Mr. Rozansky stated we expressed an interest in partnering with FDOT for phase one and phase two of the project since we are close in proximity to Miami, a test bed for AAM. He said we volunteered to be a part of this project because we are a community of early adopters.

Mr. Rozansky commented on an article he circulated regarding a test that FAA did on Joby's eVTOL. He said he was encouraged by their noise emission testing at 45 decibels from 1,500 feet away. Chair Dustin added that if you consider the violator who had five curfew operations this past month, eVTOL technology could have impact on noise reduction given the violator's operations were to and from Miami.

Mr. Rozansky clarified the hours of operation for Customs are from 10:30 a.m. to 7 p.m., seven days a week. He said their after-hours are anything after 7 p.m. until 10:30 a.m. the next morning. and their after-hours do not coincide with our curfew hours. For those arriving during Customs after-hours, a fee is passed along with the regular clearing fee that is posted on our website.

K. FINANCIAL REPORTS

1. Financial Summary

Mr. Warriner presented the April financials. He said that the year-to-date change in net position before capital contributions was favorable to budget by approximately $3,934,881.

He reported at the May regular meeting, the Board approved an additional $10 million for short term investment and that to date, the full amount has been invested at a 2.5% interest rate.

A question-and-answer period followed.

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

L. COUNSEL'S REPORT

1. Counsel's Report

Mr. Owens stated the litigation filed by a former employee is proceeding toward settlement and the plaintiff will be dismissing her lawsuit. He noted the final terms of the settlement agreement are being negotiated within the authority that was approved at the last Board meeting.

M. PUBLIC COMMENTS (5-minute limit)

There were no public comments.

N. CORREPONDENCE/COMMISIONER COMMENTS & REQUESTS/MEETINGS

Vice Chair Ruppert welcomed Mr. Chris Hoertz, Bond Schoeneck and King's newest member, who will be working with Mr. Owens on Authority matters.

Chair Dustin noted the financial markets are crashing fast and stated that it is a typical signal that ultimately air traffic will come down. He said commercial air traffic is cancelling flights in significant amounts. He requested staff to give the Board a heads up if business goes down more than normal. Mr. Rozansky commented we have seen a leveling off year over year and are trending on par with last May. He added he has heard from at least one colleague they are seeing numbers below May so he did predict there will be a slowdown on the horizon.

Mr. Rozansky provided an update on the East Hampton Airport's plan to privatize their publicly owned airport. He said there has been a lot of discussion about East Hampton Airport's actions since we started the noise study. He added that several of East Hampton's tenants and users filed motions for injunctions and lawsuits earlier this week. The New York Supreme Court judge issued a temporary restraining order from East Hampton being able to enact their plan and there are also proceedings in federal court. The federal judge requested the Town of East Hampton and the plaintiffs to keep him informed of any developments with the State's temporary restraining order and that the federal judge is planning to reserve their rights to take further action.

There was discussion regarding the feasibility of utilizing mogas at our airport. Mr. Rozansky stated we would be communicating with our tenants about their interest in this.

O. ADJOURNMENT

With no further business, the meeting adjourned at 10:04 a.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 19, 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. April 21, 2022 Regular Meeting Minutes
2. May 5, 2022 Consultant Selection Committee Meeting Minutes
3. May 10, 2022 Audit Committee Minutes

E. PRESENTATIONS AND TIME CERTAIN ITEMS

1. Master Plan

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

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

1. Audit Firm Engagement Letter – FY 2022 Audit
2. Consultant Selection Committee Ranking of Firms for Design Services – North Road Terminal Improvements Project
3. Assignment and Amendment of Leasehold Agreement from C&C Aviation, LLC to Craig Hangars Condominium Association, Inc.
4. Assignment and Amendment of Leasehold Agreement from Gulf Coast, LLC to Cherry Hills Properties, LLC
5. Consent to Sublease between Cherry Hill Properties, LLC and Naples Jet Center Holdings, LLC
6. Consent to Sub-Sublease between Cherry Hills Properties, LLC, Naples Jet Center Holdings, LLC and TM Aviation Holdings, LLC
7. Consent to Encumbrance and Agreement with Lender for Cherry Hill Properties, LLC
8. Easements with Florida Power and Light
9. Purchase of a 40,000 Gallon Fuel Tank in an Amount Not to Exceed $370,000

10. Resolution 2022-2, a Public Transportation Grant Agreement (PTGA) with the Florida Department of Transportation (FDOT) to participate in the South Quadrant Box and T-Hangar Project

11. Purchase of Gas and Diesel Fuels

12. Purchase of Three Ground Power Units Not to Exceed $154,878

13. Purchase of a KOVA Emergency Alert Notification System (KEANS) in the Amount Not to Exceed $58,515

H. NEW BUSINESS

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

L. COUNSEL'S REPORT

1. Counsel's Report

M. PUBLIC COMMENTS (5 minute limit)

N. CORRESPONDENCE/COMMISSIONER COMMENTS & REQUESTS/MEETINGS

O. ADJOURN