

Minutes
May 17, 2018
Regular Meeting

A. ROLL CALL

Meeting was called to order by Chair Messer at 8:30 a.m. in the Airport Office Building, 2nd Floor Conference Room, 200 Aviation Drive North, Naples. Also present were Commissioner Brousseau, Commissioner Dustin, Vice Chair Lenhard and Commissioner Rideoutte.

Staff and Authority Counsel present were Mr. Rozansky, Mr. Owens, Ms. Terrill, Mr. Keith, Mr. Frost, Mr. Langley, Ms. Jackson, Mr. Jefferson, Ms. Sarcona, Mr. Hushek, Ms. Kidd, Ms. Vandersluis, Ms. Snyder and Ms. Menard.

B. PLEDGE OF ALLEGIANCE

C. AGENDA

Mr. Rozansky noted that a revised agenda, adding two action items, was distributed and published in advance of the meeting. The two items added were as follows:

- 1) Action Item G4, Authorize the Chair to execute Resolution 2018-5, authorizing the Executive Director to execute a Supplemental Joint Participation Agreement (SJPA) with the Florida Department of Transportation to participate in an Airport Rescue and Fire Fighting Facility (ARFF) at the Naples Municipal Airport in an amount not to exceed \$800,000.
- 2) Action Item G5, Authorize the Executive Director to execute a First Amendment of Lease with The Hertz Corporation.

D. MINUTES

1. April 19, 2018 Regular Meeting

Vice Chair Lenhard moved approval of the April 19, 2018 Regular Meeting minutes. Commissioner Rideoutte seconded. Motion passed 5-0 unanimously.

2. April 30, 2018 Joint Naples Airport Authority Board of Commissioners and Noise Compatibility Committee Regular Meeting

Vice Chair Lenhard moved approval of the April 30, 2018 Joint Naples Airport Authority Board of Commissioners and Noise Compatibility Committee Regular Meeting. Commissioner Rideoutte seconded. Motion passed 5-0 unanimously.

E. PRESENTATIONS AND TIME CERTAIN ITEMS

There were no presentations and time certain items.

F. PUBLIC COMMENTS

There were no public comments.

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

1. Authorize the Executive Director to Renew Workers' Compensation Insurance in an amount not to exceed \$104,656

Mr. Langley requested Board authorization for the Executive Director to renew the 2018-2019 Workers' Compensation insurance with Preferred Governmental Insurance Trust (PGIT) through the Authority's insurance broker, Public Risk Insurance Agency (PRIA), in an amount not to exceed \$104,656. Mr. Langley reported that a two-year agreement with our insurance broker was in place that kept our rates the same and the only change in the premium was based on our MOD (experience modification factor) and the Authority's 2018-2019 projected payroll increase of approximately 5%.

A question and answer period followed.

Commissioner Rideoutte moved Board approval for the Executive Director to renew the Workers' Compensation insurance in an amount not to exceed \$104,656. Commissioner Dustin seconded. The motion passed 5-0 unanimously.

2. Authorize the Chair to execute Resolution 2018-4, authorizing the Executive Director to execute a Supplemental Joint Participation Agreement (SJPA) with the Florida Department of Transportation (FDOT) to participate in the project to relocate Taxiway Delta – North Quad in the amount of \$1,465,473

Mr. Keith requested Board authorization for the Chair to execute Resolution 2018-4. He provided a brief summary of the SJPA and FDOT's commitment to participate in the cost of Taxiway D construction, with an increase of \$980,000 added to the initial JPA of \$485,473. The project is currently being funded with \$1,465,473 by the FDOT and \$2,817,367 by the NAA.

A question and answer period followed.

Commissioner Brousseau moved Board approval for the Chair to execute Resolution 2018-4, authorizing the Executive Director to execute a Supplemental Joint Participation Agreement (SJPA) with the Florida Department of Transportation (FDOT) to participate in the project to relocate Taxiway Delta – North Quad in the amount of \$1,465,473. Vice Chair Lenhard seconded. The motion passed 5-0 unanimously.

3. Authorize the Chair to Execute the Naples Municipal Airport Agreement and Declaration of Height Restrictions and Covenants

Mr. Rozansky requested Board approval for the Chair to execute the Naples Municipal Airport Agreement and Declaration of Height Restrictions and Covenants between the Authority and the developer of the Gateway Triangle project, Real Estate Partners International (REPI). He reported that the Collier County Board of County Commissioners approved and adopted the Land Development Code Amendment (LDCA) and rezoning petition for this project, and the Ordinance obligates the developer to execute the Declaration upon closing of the five acre parcel before any mortgages or other

encumbrances. After the Declaration is executed, it will be recorded in the public records of Collier County and will run with the land. Mr. Rozansky stated that the developer would be required to disclose the proximity of the airport in the declarations of condominium, sales contracts, leases and other similar instruments transferring property rights. Mr. Rozansky added that County staff was excellent to work with and that REPI was reasonable to work with as well. Chair Messer thanked Mr. Rozansky, Mr. Owens, and all the stakeholders who participated on this collaborative effort. Mr. Rozansky credited Legal Counsel Owens for his persistence in this effort and commented that Mr. Owens has received accolades from internationally known aviation law attorneys for the crafting of the agreement.

Commissioner Rideoutte moved Board approval for the Chair to Execute the Naples Municipal Airport Agreement and Declaration of Height Restrictions and Covenants. Commissioner Dustin seconded. Motion passed 5-0.

4. Authorize the Chair to execute Resolution 2018-5, authorizing the Executive Director to execute a Supplemental Joint Participation Agreement (SJPA) with the Florida Department of Transportation to participate in an Airport Rescue and Fire Fighting Facility (ARFF) at the Naples Municipal Airport in an amount not to exceed \$800,000

Mr. Keith requested Board approval for the Chair to execute Resolution 2018-5, authorizing the Executive Director to execute a Supplemental Joint Participation Agreement (SJPA) with the Florida Department of Transportation to participate in an Airport Rescue and Fire Fighting Facility (ARFF) at the Naples Municipal Airport in an amount not to exceed \$800,000. He said that this SJPA is for the design and construction of the ARFF station. The initial JPA was \$300,000 with an additional \$500,000 for a total of \$800,000 with 80% eligible for reimbursement from the FDOT and the NAA being responsible for the remaining 20%.

Commissioner Dustin moved Board approval for the Chair to execute Resolution 2018-5, authorizing the Executive Director to execute a Supplemental Joint Participation Agreement (SJPA) with the Florida Department of Transportation to participate in an Airport Rescue and Fire Fighting Facility (ARFF) at the Naples Municipal Airport in an amount not to exceed \$800,000. Vice Chair Lenhard seconded. The motion passed 5-0 unanimously.

5. Authorize the Executive Director to Execute a First Amendment of Lease with The Hertz Corporation

Mr. Rozansky provided a brief history of The Hertz Corporation's Lease Agreement that was executed on November 1, 2013 for a term of five years ending October 31, 2018. He said that The Hertz Corporation has requested to modify the next renewal option from a five-year term into separate three-year and two-year renewal option terms. In return, he said staff has negotiated an increase in rent from \$258,427.68 to \$271,564.16 per year effective on October 1, 2018, and an additional increase in rent to \$284,687.06 per year, effective on October 1, 2019. A question and answer period followed.

Commissioner Rideoutte moved Board approval for the Executive Director to execute a First Amendment of Lease with The Hertz Corporation. Commissioner Brousseau seconded. The motion passed 5-0 unanimously.

H. NEW BUSINESS

There was no new business.

I. OLD BUSINESS

1. Noise Compatibility Committee (NCC) Update

Chair Messer stated that the NCC held their Regular Meeting on April 26, 2018. The NCC recognized two outgoing members, Councilor Doug Finlay and Robert Metzler, and welcomed two incoming members, Councilor Gary Price and Geri Walker. The NCC also reviewed and accepted proposed updates to the NCC Strategic Plan and listened to a presentation of the laboratory test results of a roof tile provided by a homeowner in Wyndemere, who expressed concern about a black substance on his roof.

Chair Messer reported on the following other meetings/events:

- The NCC and NAA Board of Commissioners joint workshop meeting held on April 30th to listen to a presentation on the airport's Master Plan Update study.
- Two open house events on April 30th and May 1st to provide the public an opportunity to speak directly with the Master Plan consultants.

Chair Messer announced that the next meeting of the NCC is scheduled for 9 a.m. on Thursday, June 28th at the Airport Office Building, 200 Aviation Drive. She encouraged the public to attend.

J. LEADERSHIP TEAM REPORT

1. Leadership Team Report

There was Board discussion regarding the Leadership Team Report, providing substance instead of too much process information and its usefulness as a tool to summarize the previous month's activities. Chair Messer clarified that the Leadership Team Report is a monthly activity report, and the semiannual scorecard is a measurement of the goals and objectives in the Strategic Plan. Mr. Rozansky said that the updated scorecard will be presented at the June meeting.

Regarding the night operations reported in the Operations Summary, Commissioner Rideoutte asked if staff had any comparative figures nationally with other airports. Mr. Rozansky said that our noise consultant, HMMH, is researching this information and staff will present it as soon as it is received. Commissioner Rideoutte commented that our operations during the voluntary curfew are at around 2%, and it would be in our best interest to have the comparative data, which he believed would be favorable.

K. FINANCIAL REPORTS

1. Financial Summary

Mr. Langley reported on actuals against budget for the month of April. Operating revenues, net of cost of goods sold, was favorable to budget by 3.65%. Operating expenses were favorable to budget by

9.53%. Income from operations was favorable to budget by 18.49%. Net income after other income and expense was favorable to budget by 35.34%.

Mr. Langley noted that staff discovered an error in the cash flow statement. Mr. Langley will be amending and providing the corrected cash flow statements in the June Board package.

A question and answer period followed.

Commissioner Rideoutte moved acceptance of the April Financial Summary. Commissioner Dustin seconded. The motion passed 5-0 unanimously.

L. COUNSEL'S REPORT

1. Counsel's Report

Mr. Owens reported that there was no pending or new litigation.

M. PUBLIC COMMENTS (5 minute limit)

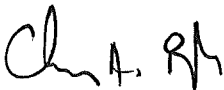
There were no public comments.

N. CORRESPONDENCE/COMMISSIONER COMMENTS & REQUESTS/MEETINGS

Mr. Brousseau requested an update about the question raised by City Council regarding who had the authority to make the airport's name change. Mr. Rozansky said that this issue came up after the NAA April Board meeting at a City Council meeting when the Authority was there for the airport zoning ordinance update. He said the City Attorney asked the question and alluded to the fact that all of the City's ordinances use Naples Municipal Airport which could lead to uncertainty or ambiguity. Mr. Rozansky stated that the approved Resolution has a provision to coordinate with other government entities as required. He added that the City Attorney has been tasked by City Council to research the matter and to follow up with the Authority's Legal Counsel.

O. ADJOURN

With no further business, the meeting adjourned at 9:14 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

Airport Office Building, 2nd Floor Conference Room
200 Aviation Drive North
Naples, FL 34104

**Thursday, May 17, 2018
8:30 a.m.**

Commissioner Donna M. Messer – Chair and NCC Liaison

Commissioner Michael Lenhard – Vice Chair and Consultant Selection Committee Chair

Commissioner James Rideoutte – Audit Committee Chair, Consultant Selection Committee Member

Commissioner Ted Brousseau – Legal Liaison

Commissioner Kerry C. Dustin, Audit Committee Member

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 19, 2018 Regular Meeting
2. April 30, 2018 Joint Naples Airport Authority Board of Commissioners and Noise Compatibility Committee Workshop Meeting

E. PRESENTATIONS AND TIME CERTAIN ITEMS

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

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

1. Authorize the Executive Director to Renew Workers' Compensation Insurance in an amount not to exceed \$104,656.
2. Authorize the Chair to execute Resolution 2018-4, authorizing the Executive Director to execute a Supplemental Joint Participation Agreement (SJPA) with the Florida Department of Transportation to participate in the project to relocate Taxiway Delta – North Quad in the amount of \$1,465,473
3. Authorize the Chair to Execute the Naples Municipal Airport Agreement and Declaration of Height Restrictions and Covenants
4. Authorize the Chair to execute Resolution 2018-5, authorizing the Executive Director to execute a Supplemental Joint Participation Agreement (SJPA) with the Florida Department of Transportation to participate in an Airport Rescue and Fire Fighting Facility (ARFF) at the Naples Municipal Airport in an amount not to exceed \$800,000
5. Authorize the Executive Director to Execute a First Amendment of Lease with The Hertz Corporation

H. NEW BUSINESS

I. OLD BUSINESS

1. Noise Compatibility 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