

DANBURY AVIATION COMMISSION MEETING
REGULAR MEETING

MINUTES

Danbury Aviation Commission -- 7:00 p.m.
Danbury City Hall: 155 Deer Hill Ave., Danbury, CT 06810
Third Floor / Room 3C / Tuesday, October 16, 2007

01 Meeting Called to Order By Chairman John Ashkar

02 Roll Call:

Present: Commissioners Ashkar, Zilinek, Baker

Absent: Frizzell, Oppermann

03 Motion made to accept the May 22, 2007 special meeting minutes as written, seconded and unanimously approved.

04 Liaison Report:

No liaison report was presented.

05 Administrator's Monthly Report:

Mr. Estefan read into the minutes the Administrator's Monthly Report, copy attached.

Commissioner Baker requested a clarification on the two locations Reliant Air is using and where the amount of \$2,000 came from. Mr. Estefan replied that it is the Maintenance Building and the City Tie-down area and based the amount on inside storage of aircraft and a small amount for office space.

Motion made to accept Administrator's Monthly report, seconded and unanimously approved.

Motion made to open Public Speaking, seconded, and unanimously approved.

Public Speaking:

Mr. Toher from Reliant Air reported that he is greatly appreciated of all the support from the Airport and their staff during this disastrous situation.

Mr. Zohn from Business Aircraft requested a date from Mr. Estefan regarding the acquisition/condemnation completion of the Grenier project. Mr. Estefan replied he is waiting for an answer from Attorney Yamin who has been dealing with the State of Connecticut and will let the commission know as soon as possible. Mr. Zohn requested an update on the Wooster School portion of this tree problem. Mr. Estefan advised that the Grenier, Wooster, and 3 property owners are progressing together for the condemnation proceedings. Mr. Zohn also requested information on any progress on the Airport obtaining additional equipment for the upcoming winter season. Attorney Pinter stated that the FAA may give money for emergency purchases for equipment before the trees are cut. Mr. Estefan advised he will contact the FAA and find out.

Motion made to close Public Speaking, seconded, and unanimously approved.

Old Business

Sadler Aircraft – Transfer business from the Sadler Family to a new LLC.

Attorney Ed Hannafin representing Ruth Sadler, the present owner. Sadler proposes to transfer this property to a new entity and the new entity will lease the aircraft bays to their stockholders which at this point is 8 entities so there would be 8 bays to be considered. Attorney Hannafin gave a brief description of the proposal, copy attached. As the tie-down space in the front of the building is no longer required, Sadler is proposing to give back that space to the city with parking spaces available in the back on a perpetual basis and granting an easement for the city tie-downs to come through the gate. Mr. Estefan asked if you will be charging for the parking in which Mr. Hannafin said he would like the City to maintain and plow the parking area.

Mr. Michael Safranek, Assistant Airport Administrator, questioned Mr. Hannafin regarding Item #4 on the attached proposal regarding the parking lot. What happens if Sadler sells that lot, then the city tie-down customers have no place to park. Mr. Hannafin advised the two pieces will be tied in and we will reduce all negotiations in writing. Chairman Ashkar stated the commission will not be acting on this tonight and would request Attorney Pinter review this and discuss with Mr. Hannafin. Mr. Estefan requested the commission review this proposal and approve it contingent upon the approval of the corporation counsel office and the airport administrator's office and that once the issues are resolved and all legal issues are resolved then we will make sure it is done and will save time in having another meeting.

Mr. Safranek agreed but still reiterated Item #4 is the parking lot is sold then the city-tie down area will be landlocked and will have no value. Attorney Hannafin advised their proposal is that the two parcels be combined.

Chairman Ashkar questioned Attorney Hannafin if Sadler Aircraft is in arrears at the present time, in which Attorney Hannafin replied he doesn't know. Chairman Ashkar advised all past due fees must be brought up to date prior to the commission approving any proposal, as well as Attorney Pinter's approval and the City's approval.

Mr. Estefan questioned whether Sadler will continue their FBO status with two permits? Attorney Hannafin replied yes with two permits and Ack Emma will still be allowed to stay. Chairman Ashkar advised that this must be included in the agreement prior to approval as well.

Attorney Pinter advised a survey of all pieces must be done prior to approval including the parking lot. Attorney Hannafin stated the parking lot has already been surveyed.

Mr. Safranek asked that we have an existing lease with Sadler that took three years to sign and now they want to be let out of this lease, does that have to go to the Common Council? Chairman Ashkar advised yes, but Attorney Pinter will review the subject lease.

Mr. Estefan read into the minutes at this time the Subcommittee Meeting Minutes dated Tuesday, June 26, 2007, copy attached.

Attorney Hannafin stated he will re-summarize the proposal, discuss it with Attorney Pinter and Mr. Estefan and once this is finalized come back to the Commission.

Mr. Estefan requested the Commission have a meeting in early November to resolve this issue.

Motion was made to table the Sadler proposal until a new written proposal is submitted to Attorney Pinter and the Aviation Commission, seconded, and unanimously approved.

New Business

Reliant Aircraft

Mr. Estefan proposed that the Aviation Commission authorize for the use of hangar space the amount of \$300 to \$500 per month per aircraft for inside storage as well as \$2,000 per month on a temporary basis to occupy part of the City's Maintenance Hangar until such time as his building is up and a Certificate of Occupancy has been granted. I also recommend that one month's permit fees be waived for the month of September 12 to October 12, 2007 with permit fees reinstated effective October 13, 2007. Chairman Ashkar recommended the fuel flowage fees for the month of 9/12 to 10/12/07 be waived as well. The City has also given Reliant a 1.2 acre parcel on the city's north ramp for tie-down space for the lease payments that are currently being paid.

Motion made to accept proposal as stated, seconded, and unanimously approved.

Centennial Helicopter

Mr. Estefan stated that Michael DeMarchi of Centennial Helicopter be allowed to go into Executive Session to discuss his personal finances of his business. There will be no votes taken, no minutes taken, and that any votes will be taken in the open forum of the Commission.

Motion made to adjourn into Executive Session to discuss Centennial Helicopter finances, seconded, and unanimously approved.

Mr. Estefan advised Aviation Commission is back from Executive Session at 8:38 p.m.

Commissioner Baker requested that Mr. Estefan check with other local airports on how their fees are structured for Helicopter businesses, and if there are adjusted fees, how they have adjusted them. Mr. Estefan advised he will submit a report to the Commission before the next meeting as he will be absent.

Motion made to adjourn, seconded, and unanimously approved.

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