

DANBURY AVIATION COMMISSION
MEETING MINUTES

Danbury Aviation Commission -- 7:00 p.m.
Danbury City Hall: 155 Deer Hill Ave., Danbury, CT 06810
Third Floor / Room 3C / Tuesday, January 17, 2012

RECEIVED FOR RECORD
DANBURY TOWN CLERK
2012 JAN 23 P 1:05

BY: *MNC*

01 Meeting Called to Order By Chairman Ashkar.

02 Roll Call:

Present: Commissioners Ashkar, Zilinek, Oppermann, Baker

Absent: Frizzell

03 Motion made to accept the regular meeting minutes of September 20, 2011 as written by Commissioner Zilinek, seconded by Commissioner Opperman, and unanimously approved.

04 Liaison Report:

No liaison report was given.

05 Administrator's Monthly Report:

Mr. Estefan stated he is filing with the FAA for a proposed \$1 million grant to redo the hazard beacons and rotating beacon and will advise when the FAA makes a decision on the grant and for how much. The motor in the rotating beacon has burned out again so the beacon is not rotating but is lit. The burned out motor has been sent out for repair. I have issued a cease and desist order on a certain operation on the field which will be discussed tonight.

Motion made by Commissioner Baker to accept the Administrator's Report, seconded by Commissioner Oppermann, and unanimously approved.

Motion made by Commissioner Zilinek to open Public Speaking, seconded by Commissioner Oppermann, and unanimously approved.

Public Speaking:

Drew Brown from Conanicut Air and Independent Aviation Services stated he would like to thank the Airport Commission, Joann Reed in Planning and Zoning, Paul Estefan in Department of Emergency Management for hearing our complaint on the address changes at the airport that were needed. Despite the attempted blockage and confusion caused by Executive Air Service and its owner Ran Nizzan and their attorney Neil Marcus, the correct thing was done and the address was changed. Thank you again.

Motion was made to close public speaking by Commissioner Baker, seconded by Commissioner Zilinek, and unanimously approved.

Old Business

Danbury Aviation

Mr. Estefan advised that \$6,000 is not a lot of money. Linda Silvestro stated that was not the offer. Mr. Estefan again stated \$6,000 is not a lot because you will be putting T-hangars on the property, condominium-ize the complex, and the City is still not making a fair return. You will be taking an additional four acres which means two ramps, huge parking area, and you will be creating an additional layout of T-hangars and spend a lot of money and have a good investment in there and I think the City just wants to be a partner of that. Mrs. Silvestro stated the City says make an offer, which we do and the City does not counteroffer; I can't keep throwing out offers with no reply from the City. Mr. Estefan advised he will go to their offices in New Canaan on Friday, January 20th to discuss this project. Mr. Silvestro stated right now it is dead property to the city and when this project is complete it will be a higher taxes on the property, more aircraft, and more fees for the City. Mr. Estefan advised the appraisal that we sought for the independent study was \$22,000 per acre. Chairman Ashkar advised there are existing leases on the airport that are way below standards and we will negotiate with you on a fair price on this property but will not commit to a 25 or 50 year lease and we will do it feasibly and fairly so both parties don't get hurt. Mrs. Silvestro commented that this has been going on since October, 2010 and I still don't have an answer. Mr. Estefan advised the FAA did the requirements for the appraisal, certified the appraiser, and put the

RECEIVED FOR RECORD
DANBURY TOWN CLERK
2012 JAN 23 P 1:05
BY: *MNC*

appraisal in to the grant that had completed about a year back and that is where the appraisal figure came from. The appraisal was commissioned under a federal grant.

Motion was made by Commissioner Zilinek to table the Danbury Aviation Proposed Hangar project until February, 2012, seconded by Commissioner Oppermann, and unanimously approved.

New Business

Curtiss Aero – proposed move of maintenance operations

Mr. Estefan read into the minutes letter dated December 29, 2011 from Curtis Brunjes of Curtiss Aero (copy attached). Mr. Curt Brunjes, Curtiss Aero requested clarification on whether or not I need permission for the move and if so whether or not I need it regardless of what facility I move into. As a permit holder is the permit attached to the land where my maintenance facility is presently or is that permit moves with me regardless of what facility I move into. Attorney Les Pinter stated the permit is not mobile and if you relocate a new permit will be required. Mr. Brunjes inquired what paperwork is needed which Attorney Pinter advised a letter from Executive Air Service is required authorizing you to operate in their facility and agreeing to undertake any responsibilities under that permit. I can forward a sample to you if needed. Attorney Pinter advised the commission that prior to approval you can include this documentation with their approval. Commissioner Oppermann inquired whether Executive Air Service will be retaining their maintenance permit? Mr. Brunjes advised he will be a fixed based operator at the current Curtiss Aero location and Executive Air will be an FBO in their current location. Attorney Pinter advised he didn't know of any restrictions for two operations with two permits in the same location. Chairman Ashkar stated we can pass this request with the submission of the proper paperwork. Commissioner Oppermann stated for clarification that there will be two separate maintenance facilities operating out of the same hangar and both maintaining their own separate permits. Mr. Estefan advised a Licensing Agreement between Executive Air and Curtiss Aero is required.

Motion was made by Commissioner Oppermann based on receiving the correct documentation from Curtiss Aero to move their maintenance facility from the current location to Executive Air facility, seconded by Commissioner Zilinek, and discussions ensued.

Mr. Drew Brown stated there are spacing issues at the Executive Air facility and there is not enough space between them and us at Conanicut Aviation. There is a very small area coming out of the hangar of Executive Air Service. There is no space on the east for parking or aircraft as that is the space I need to get the Falcon out. Mr. Estefan stated there are issues on that side of the field and suggested an inspection might be in order, or do you want to pass it, or table it. Chairman Ashkar said we don't want to cause a safety issue. Mr. Brunjes advised there is no requirement for five aircraft and understand Mr. Brown's concern. Mr. Chris Orifici of Westconn Aviation and US Flight stated he believes there is a requirement for four to five aircraft slots in the hangar for maintenance and a one to one exchange on the current Curtiss facility cannot happen. Chairman Ashkar suggested Commissioner Oppermann investigate the situation and report back at the next meeting. Chairman Ashkar suggested a motion to table the issue.

Motion was made by Commissioner Oppermann to table the Curtiss Aero request to move to Executive Air, seconded by Commissioner Zilinek, and unanimously approved.

Westconn Aviation, current Category D Permit

Mr. Estefan read into the minutes letter dated December 28, 2011, copy attached. Mr. Chris Orifici advised in November, 2010 we were approved as an FBO and selected category D permit and have been paying after our closing in January, 2011. We have completed most of the renovations and were ready to start the maintenance operations. US Flight from White Plains and we have negotiated a partnership with them to bring them to Danbury. He advised that Mr. Estefan suggested the commission would like to meet the owner of US Flight, my partner. Mr. Estefan advised he should bring the corporate papers of the agreement between parties so that the commission can see and perhaps look at financials. If Mr. Orifici is part owner of US Flight then he must show that to the commission. Mr. Orifici said he hopes this is a standard that will apply to everyone on the field and not just Westconn. A suggestion was made to move to Executive Session once all items on the agenda have been completed.

Conanicut Aviation/Independent Aviation, first consideration to lease Wibling Property

Mr. Estefan read into the minutes letter dated November 7, 2011, copy attached.

Mr. Drew Brown, Independent Air, advised after looking at the plot plan that the plot does show access and there will probably be no lease discussions because it does encompass that area of the helicopter pads that I was concerned about. If this deal does go through with Conanicut Aviation and Independent Air buying this piece of private property from the Wiblings, it will take up with what I was concerned about. There will be no talk about a lease. My only concern is that Executive Air has from time to time pushed aircraft down into that area for overflow which causes a problem when we take the large jet out and park on our property to depart and arrive. Our tail engines would blast those airplanes and as the commission mentioned there are always safety concerns about airplanes. We are continuing to work with the owners on the lot configuration details and will advise the commission. Commissioner Oppermann suggested we table this discussion until next month and if there is any reason for further lease discussions, we can do it then.

Motion was made by Commissioner Oppermann to table Conanicut, seconded by Commissioner Zilinek to February, 2012, unanimously approved.

Executive Air Service, proposed name change on Permit B from Diamond Air Charter to CFM

Mr. Estefan read into the minutes letter dated January 12, 2012, copy attached.

Mr. Ran Nizzan, Executive Air Service was present. Mr. Estefan advised the permit was issued to Executive Air Service. Can you explain the operation of Diamond Air Charter and who is part owner or owner. Mr. Nizzan advised there is a mutual ownership between Diamond and Executive and we transferred the business to CFM, so we are now involved with CFM as well. The principles of CFM are in negotiations with the merger now. Mr. Estefan recommended that the commission get proper documentation because the permit is issued to Executive. If Diamond is part of Executive Air and no longer exists then the new company we should know who the new principles are, who the new partners are, and go from there. Mr. Nizzan advised he will supply an official document of the principles of CFM. Mr. Brown asked if Executive Air was changing their name to CFM. The commission stated we will find out when all the documentation is presented. Mr. Orifici asked if a cease and desist order will be issued against CFM until they receive approval from the commission as was issued to his company US Flight. Mr. Nizzan advised that Executive Air is not changing its name. He also stated CFM is a well established company working out of Tennessee and we transferred the business to them and we have agreement. The business will not be at Danbury Airport. Mr. Nizzan advised CFM has an office at Executive Air which its managing director.

Motion was made by Commissioner Oppermann to table name change for Permit B from Diamond Air to CFM, seconded by Commissioner Zilinek, unanimously approved.

Mr. Estefan advised if you are operating without a permit under the current minimum standards, then a cease and desist order will be issued until such time as this commission gives approval. The managing director advised he is running a Part 135 and our certificate is held in Tennessee with Nashville Fiso. Mr. Estefan advised a copy of the certificate must be provided. Mr. Nizzan advised Diamond Air has disbanded as of January 1, 2012. 203-482-8090 Matthew Macri is the managing director of CFM.

Chairman Ashkar said we will now go into executive session to discuss Westconn Aviation and US Flight's finances. Mr. Orifici stated that we are a privately held corporation and our partnership agreement and our operating agreement is not public information and I will not disclose those documents during executive session. Attorney Pinter advised that the commission is authorized by its standards to convene in executive session to review financial documents as pertains to a transfer of ownership from one operation to another.

Motion was made by Commissioner Oppermann to enter into Executive Session to review the financials of Westconn Aviation as discussed in the letter from Chris Orifici dated December 28, 2011, seconded by Commissioner Zilinek, unanimously approved.

Motion was made by Commissioner Oppermann, seconded by Commissioner Baker to come out of Executive Session and resume open meeting, and unanimously approved.

Chairman Ashkar advised we will now reconsider the letter dated December 28, 2011, from Westconn Aviation. Mr. Estefan re-read said letter into the minutes. Mr. Orifici stated you have now seen our documentation and we would like to resume business as US Flight. Commissioner Oppermann believes US Flight should be listed on the permit along with Westconn Aviation because they are a subsidiary. Mr. Estefan stated all he needs is permission from the commission to have US Flight operate under that permit and not require a second permit, which was confirmed by Commissioner Baker. Mr. Estefan will advise Finance to make bill out to Westconn Aviation/US Flight. Attorney Pinter requested a copy of the documentation relating to the partnership for file. Mr. Brunjes asked if there was any minimum threshold for a partnership in order for an entity to qualify under an existing permittee. Chairman Ashkar said we don't have any minimum standards; if it's a partnership it's a partnership.

Motion was made by Commissioner Oppermann, seconded by Commissioner Zilinek to approve the operations of US Flight under Westconn Aviation's class D maintenance permit subject to submitting proper documentation, unanimously approved.

Motion made to adjourn by Commissioner Baker, seconded by Commissioner Oppermann, and unanimously approved.

Ald

WestConn Aviation, LLC

December 28, 2011

Mr. Paul Estefan
Danbury Municipal Airport
P.O. Box 2299
Danbury, CT 06813

Re: Westconn Aviations Category D Permit

Paul

As per your recommendation, please accept this this letter as our request to be placed on the January Airport Commission meeting agenda. It is our understanding we should be prepared to discuss our current Category D (Repairs) Permit Granted on November 2010 Airport Commission meeting and currently in good standing.

Chris Orifici



Managing Member
Westconn Aviation LLC

1 Wallingford Road Danbury, CT 06810

Phone (203) 794-4408

Info@westconnaviation.com



Curtis Brunjes

From: Curtis Brunjes
Sent: Thursday, December 29, 2011 4:40 PM
To: P.Estefan@ci.danbury.ct.us
Subject: Request for Commission approval

Paul-

Please put Curtiss Aero on the agenda for the Commission meeting in January.

We will be proposing to move our maintenance operations to another facility, Executive Air Services, in order to grow our business.

Under the existing minimum standards, we believe that our existing maintenance permit should enable us to operate from another facility, but out of an abundance of caution we would like the Commission's knowledge and approval for the move.

We intend to maintain our existing flight training, maintenance and fuel permits.

Thank you.

Curt

Curtis Brunjes

CURTISS

19 Miry Brook Road
Danbury, CT 06810
203-702-7192 (office)
203-798-7567 (fax)
877-418-4522 (toll-free)
347-262-0529 (mobile)



Executive Air Service

53 Miry Brook Rd
Danbury, CT 06810
Phone (203) 778 1150
Fax (203) 413 2941

January 12, 2012

Paul Estefan
Danbury Municipal Airport
1 Wibling Road
Danbury, CT 06810

Dear Mr. Estefan,

We are requesting to be added to the January 2012 Aviation Commission Meeting.

We are requesting a name change for the Permit B "Charter-Rental-Instruction" that we currently have.

Diamond Air Charter is no longer in business and CFM shall be the correct name.

Yours
Ran Mizan

Manager
Executive Air Service