

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, October 20, 2015

01 Meeting Called to Order Chairman Ashkar

02 Roll Call:

Present: Commissioners Oppermann, Zilinek, Omasta, Baker, Tamburri

Motion made to accept the regular meeting minutes of June 16, 2015, by Commissioner Zilinek, seconded by Commissioner Oppermann, and unanimously approved.

03 Liaison Report:

No Liaison report was submitted.

04 Administrator's Monthly Report:

Grant was applied for the snow plow in this fiscal year due to needing additional funds; waiting for the office of management and budget on the federal side to give the FAA the money to issue the grant. Mr. Estefan reported looking at December for the final public meeting on the Master Plan. There will be recommendations to the commission on the minimum standards.

Motion was made to accept Administrator's Report by Commissioner Zilinek and seconded by Commissioner Oppermann and unanimously approved.

Motion was made to open public speaking by Commissioner Oppermann, seconded and Commissioner Omasta, and unanimously approved.

Public Speaking:

Mr. Chris Orifici, Westconn Aviation, asked when the public meeting will be for the master plan; Mr. Estefan replied possibly December. Mr. Orifici asked about the minimum standards and when can we see a proposed copy; Mr. Estefan replied that they are being included in the new master plan and I will need to check with the consultants on when the final draft will be available. Copies will be distributed to the entire field. Chairman Ashkar recommended if anyone has any comments and changes to the minimum standards contact the liaison, Commissioner Oppermann. Mr. Orifici stated his only concern is to change the permit fee structure.

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

Old Business

Exit Aviation – Lease Renewal Request, copy attached.

Mr. Estefan stated his recommendation to the commission is to approve the actions of the Airport Administrator in approving the lease renewal in September, 2015. The FBO meets the obligations as set forth in his lease agreement. Mr. Estefan read into the minutes letter dated April 29, 2015, from Attorney Bryan Doto to Attorney Pinter, copy attached. Mr. Estefan stated back in June not to renew the lease due to a violation of the lease agreement pertaining to employees being in attendance at Exit location. Over the summer Mr. Vatici has had people in attendance on a daily basis; checked in with my office; sent emails and have seen they are in compliance. It is my request that the commission approve my recommendation and renew the lease. Commissioner Oppermann asked for how long the lease will be renewed; Chairman Ashkar reported 10 years. Mr. Estefan advised the new rate will be 10% I believe.

Motion was made to renew the lease between the City of Danbury and Exit Aviation, LLC for a period of 10 years with the new rate of 10%, by Commissioner Oppermann, seconded by Commissioner Zilinek, and unanimously approved.

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

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DANBURY TOWN CLERK
2015 OCT 27 P 4:36

BY: 

LAW FIRM OF BRYAN V. DOTO, LLC

Bryan V. Doto, J.D.*, LL.M. (Tax)

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April 29, 2015

*also admitted in New York

SENT VIA FIRST CLASS MAIL & FAX (203) 796-8043

Laszlo L. Pinter, Esq.
Office of the Corporation Counsel
City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810

Re: **City of Danbury to Exit LLC
Danbury Airport Lease**

Dear Les:

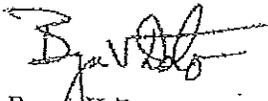
As you know, I represent Exit LLC. Exit LLC is the assignee of a certain lease between the City of Danbury and Curtiss Aero, dated September 1, 2005. The Assignment and Assumption Agreement was entered into between the City of Danbury, Curtiss Aero, LLC and Exit LLC on June 20, 2012. Copies of said lease and Assignment and Assumption Agreement are enclosed herewith (hereinafter referred to, collectively, as the "Lease").

Pursuant to Section 1 of the Lease, my client has the option to renew the Lease for an additional ten (10) year term at the then established "rent per acre" rate or an increase of ten percent (10%) over the rent, which is greater, plus annual CPI, conditioned upon my client providing four (4) month's written notice in advance. The renewal term would commence on September 1, 2015.

Please accept this letter as written notice that Exit LLC hereby exercises its option to renew the Lease for an additional ten (10) year term. Please confirm the new rental rate for the renewal term at your earliest convenience.

Thank you for your continued cooperation in this matter. Should you have any questions, please feel free to call me.

Very truly yours,


Bryan V. Doto

Enclosure

cc: Exit LLC