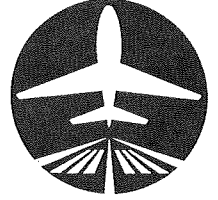


CITY OF BRIDGEPORT  
**SIKORSKY**  
MEMORIAL AIRPORT



MAIN TERMINAL / 1000 GREAT MEADOW ROAD / STRATFORD, CT 06615  
TELEPHONE (203) 576-8163 / FACSIMILE (203) 576-8166

AGENDA

AIRPORT COMMISSION MEETING

TUESDAY, FEBRUARY 1, 2022

4:30 PM

THIS MEETING WILL BE CONDUCTED BY TELECONFERENCE

THE PUBLIC MAY LISTEN INTO THIS MEETING BY CALLING THE FOLLOWING CONFERENCE LINE

PUBLIC DIAL-IN MEETING NUMBER (929) 436-2866

MEETING ID: 816 8894 8071

**\*\*Due to the on-going public health emergency, public speaking will be through advanced sign-in or written testimony\*\***

**\*\* Please submit written testimony to [michelle.muoi@bridgeportct.gov](mailto:michelle.muoi@bridgeportct.gov) by 2:30 pm on Monday, January 31, 2022**

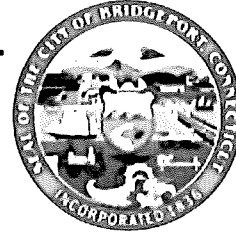
**AIRPORT COMMISSIONERS: Mayor Joseph P. Ganim, Chairman; Mayor Laura Hoydick, Town of Stratford; Aidee Nieves, President City Council; Lydia Martinez, City Clerk; Ken Flatto, Director of Finance**

**AGENDA ITEMS:**

1. Public Speaking
2. Approval of the Special Airport Commission Meeting Minutes of December 17, 2021
3. Approval of Lease Renewal/Term Sheet
4. Discussion of Negotiations with CT Airport Authority (CAA)
5. Airport Manager's Report



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This meeting was conducted by Zoom/Teleconference.  
The public was able to listen to this meeting by calling a conference line.

**ATTENDANCE:** Council President Aidee Nieves, Chair; Ken Flatto, Finance Director; Stratford Mayor Hoydick, City Clerk Lydia Martinez

**OTHERS:** Michelle Muoio, Airport Manager; Atty. Michael Jankovsky, City Attorney's Office; Joe Gresko, Thomas Norko, Michael Phillips, Daniel Roach, Mayor's Office; 203-450-1221

**CALL TO ORDER**

Council President Nieves called the meeting to order at 3:32 p.m. A quorum was present.

**Discussion by the Commission of, and vote to amend, the name of the "Igor I. Sikorsky Memorial Airport" to the "Bridgeport-Sikorsky Airport".**

**\*\* MS. MARTINEZ MOVED THE ITEM.**

**\*\* MR. FLATTO SECONDED.**

Mayor Hoydick said that she wished that this item had been handled more collaboratively and that the public would have had an opportunity to give their input. She stated that she would be voting against this change.

Mr. Flatto said that he had missed the previous meeting. He said that at one point he had heard that the airport was called Bridgeport Airport and then about 40 years ago, it was changed to the Igor Sikorsky Airport. He said that after researching the item on the Internet, he would be voting in favor of the change.

Mayor Hoydick said that her difficulty was the process used to handle the matter rather than the actual name change. Sikorsky is a major taxpayer for the entire area. She said that in the past, the Master Plan was handled in a more collaborative way.

Ms. Martinez said that she had been a Council Member for 20 years and that the City had carried the financial cost of the airport for years, so she would be voting for the change.

**\*\* THE MOTION TO AMEND THE NAME OF THE "IGOR I. SIKORSKY MEMORIAL AIRPORT" TO THE "BRIDGEPORT-SIKORSKY AIRPORT" PASSED WITH THREE (3) IN FAVOR (FLATTO, MARTINEZ AND NIEVES) AND ONE (1) OPPOSED (HOYDICK).**

**ADJOURNMENT**

**\*\* MAYOR HOYDICK MOVED TO ADJOURN.**

**\*\* MR. FLATTO SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 3:40 p.m.

Respectfully submitted,

S. L. Soltes  
Telesco Secretarial Services

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**Lease Term Sheet**

*February 2022*

**Landlord:** City of Bridgeport / Igor I Sikorsky Memorial Airport

**Tenant:** Bridgeport Airport Services, Inc. DBA Atlantic Aviation

**Premises Address:** 325 Main St. Stratford, CT 06615

**Premises Description:** Hangars 1-4 amounting to approximately 80,000 sq. ft. of hangar space and the associated approximate 10,000 sq. ft. of office space, 350,000 sq. ft. of apron space, and 40,000 sq. ft. of vehicle parking lot space.

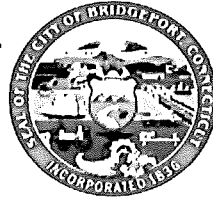
**Term:** Twenty (20) years with two (2) five (5) year extensions

**Base Rent/Charges:** During years 1 through 3 the following base rent schedule:

<b>Charge</b>	<b>Rate (Annually)</b>
Hangar PSF	\$7 PSF
Office Space PSF	\$13 PSF
Apron PSF	\$0.37
Vehicle Parking PSF	\$0.37
Fuel Flowage	\$0.12
% Gross Receipts	5% aeronautical 10% non-aeronautical

Atlantic has ordered a fair rental appraisal for the Premises from a licensed airport appraiser. If said appraisal determines that the fair rental value of the Premises is at least 30% below the agreed upon rent, Atlantic shall provide said report to the Airport Manager and demand, in writing, a re-negotiation of the rental payments by February 28, 2022. If such demand has been timely made and a new rental rate is not agreed upon by May 31, 2022, the Lease shall be null and void.

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- Rent Adjustments:** CPI increase every three (3) years with right to adjust rent for market conditions every five (5) years.
- Expenses:** Tenant shall pay utilities, applicable taxes, insurance, and upkeep and maintenance of all facilities.
- Capital Improvements:** Improvements shall include:
- Redesign of front entrance (i.e. vehicle parking/AOA separation);
  - Retain a qualified, licensed and insured contractor to remove remaining structures of decommissioned City fuel farm. The City will be responsible for any required environmental remediation not caused by said removal activities;
  - Create Main St curb cut to separate t-hangar access and corresponding Main St. beautification;
  - Fence improvements, as needed;
  - Hangar door improvements, as needed;
  - Fire suppression system connection to water main in accordance with the Tripartite Agreement (both City and Atlantic share);
  - Possible sewer connection to main (pending results of City's investigation).
- Possession Date:** To be agreed upon.
- Permitted Use:** Continue existing activities associated with operating a full-service Fixed-Base Operator (FBO).