



CITY of BRIDGEPORT
SIKORSKY
MEMORIAL AIRPORT



Administrative Office - 1000 Great Meadow Road - Stratford, CT 06615
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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; Kenneth Flatto, Bridgeport Finance Director; Stratford Mayor Hoydick; Bridgeport City Clerk Lydia Martinez

OTHERS: Michelle Muoio, Airport Manager; Daniel Roach, Mayor’s Office; Atty. Michael Jankovsky, City Attorney’s Office; Michael Phillips, Atlantic Aviation; Joe Gresko, iPhone 203-450-1221i; 203-218-8688; 203-231-3222; 203-843-4377; 860-292-2030

CALL TO ORDER

Council President Nieves called the meeting to order at 4:34 p.m. A quorum was present.

PUBLIC SPEAKING

There was no one from the public that had submitted a written to the Commission at this time.

APPROVAL OF SPECIAL AIRPORT COMMISSION MEETING MINUTES

• **December 17, 2021**

**** MAYOR HOYDICK MOVED THE MINUTES OF THE DECEMBER 17, 2021 MEETING.**

**** MR FLATTO SECONDED.**

**** THE MOTION TO APPROVE THE MINUTES OF DECEMBER 17, 2021 MEETING AS SUBMITTED PASSED UNANIMOUSLY.**

APPROVAL OF LEASE RENEWAL/TERM SHEET

Ms. Muoio said that Atlantic Aviation was a long-time tenant. They have been requesting an opportunity to discuss lease renewal, but this had to be postponed while waiting for the Airport Master Plan, public solicitation for airport development interest, and other critical analysis to be completed. There is an additional issue regarding disconnection of hangar's utilities in preparation of the Stratford Army Engine Plant remediation. Ms. Muoio gave an overview of the situation regarding the co-mingled utility services. Ms. Muoio displayed a chart showing the annual rates on the screen. There has been a discussion regarding the cost and Atlantic Aviation has presented it to their Board for approval.

Discussion followed about the increases in the rent and fees, the capital improvements and other details covered by the proposed lease. Ms. Muoio also spoke about the Airport Master Plan's goal for the highest and best use of land at the airport.

Mayor Hoydick asked for clarification on the utility details and whether the sewer connection would be tied to the Town of Stratford or to the City of Bridgeport. Ms. Muoio said that they expected to tie into a new solution proposed by the Stratford Army Engine Plant engineers, but it would be a more direct line than what exists. Mayor Hoydick said that they were working on the sewer treatment plant plans and needed to know if they should be including additional capacity.

Mr. Flatto asked about the appraisals in light of the rent increase. Ms. Muoio reviewed the details of the agreement with Atlantic.

Atty. Jankovsky asked when the new lease would commence. Ms. Muoio said that the term sheet did not state a firm date, but there is a near-term due date to reroute the utilities. Discussion followed.

Council President Nieves said that she had concerns about the sewage hook up. She also wished to know what the urgency was. She said that she had more questions about the length of the proposed lease and would like to have more information before taking a vote.

Mr. Flatto asked if it would be reasonable to have a lease document ready by next month. Atty. Jankovsky said that it would depend on the appraisal.

**** MR. FLATTO MOVED TO TABLE THE APPROVAL OF THE LEASE RENEWAL/TERM SHEET.**

**** MAYOR HOYDICK SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Discussion of negotiations with CT Airport Authority (CAA)

Mr. Roach said that he hoped that this would be the first of a few updates regarding the discussions with the CT Airport Authority. He said that the City was interested in having a long term lease or outright sale to the CT Airport Authority. The CAA will be meeting on February 2nd and it is expected that they will approve a term sheet.. He then gave a brief overview of the potential financial compensation.

The CAA would be committed to developing the airport according to the current Master Plan. Mr. Roach said that he would encourage any comments from the Commissioners be sent to him as they prepare to move forward.

Mayor Hoydick suggested that they schedule an Executive Session to discuss this item in the future meetings. Council President Nieves made a note of this. Mr. Roach said that when they start to discuss details, considering those details in Executive Session would be appropriate.

AIRPORT MANAGER'S REPORT

Ms. Muoio said that she was continuing to work with the City Attorney's Office on the grant funding for the runway rehabilitation project.

She said that there was also some infrastructure grant funding for airports that could be used for a flood mitigation feasibility analysis.

The first public environmental assessment informational meeting Was conducted in January.

ADJOURNMENT

- ** MAYOR HOYDICK MOVED TO ADJOURN.**
- ** MR. FLATTO SECONDED.**
- ** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 5:10 p.m.

Respectfully submitted,

S. L. Soltes
Telesco Secretarial Services

City of Bridgeport
Airport Commission
Regular Meeting
February 1, 2022