



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, Chair; Bridgeport Mayor Joe Ganim, Bridgeport City Clerk Lydia Martinez, Kenneth Flatto, Bridgeport Finance Director; Stratford Mayor Laura Hoydick

OTHERS: Michelle Muoio, Airport Manager; Daniel Roach, Mayor's Office; Atty. Michael Jankovsky, City Attorney's Office; Robert Christoph, Jr; Mark Corvino, Mike Mavredakis, CT Post; Jeffrey Mirman, Michael Phillips, Atlantic Aviation; John Soldi, Ken Smith, iPhone, Call in user 1, Call in user 2; 203-450-1221i; 203-257-6239; 203-259-0809; 203-854-0008; 203-414-0712; 203-576-7201; 203-673-2496; 203-913-8696; 305-450-4251; 860-840-3758, 860-929-8372

CALL TO ORDER

Council President Nieves called the meeting to order at 4:05 p.m. A quorum was present. She wished everyone a belated Happy St. Patrick's Day.

PUBLIC SPEAKING

Mr. Robert Christoph, Jr. of Three Wing Aviation, greeted the Commissioners and said that his family has invested in the City of Bridgeport creating jobs. Three Wing Aviation has worked hard to help improve the airport and created educational opportunities. He then asked about public information from July 2021 and how many responses were received. Secondly, he wished to know if the responses were shared with the Board as members and finally, he asked when a response would be sent.

He said for the record that he had met with the Airport Managers about the fact that they would be interested in leasing and developing other opportunities at the airport.

Mr. Christoph said that he likes Atlantic Aviation and they are good operators. He has a good relationship with them. However, his issue lies with the lack of a competitive process at the airport. He said that he was troubled by the recent long term lease at the Airport that did not have a competitive process. He went on to give examples regarding the source of the appraisals.

Mr. Christoph asked the Board not to renew the lease, but instead to put it out to competitive bid in order to be fair and get the best possible deal for the public.

Mr. Michael Phillips, Atlantic Aviation General Manager, greeted Commissioners. He said that the Commission would be voting on extending Atlantic Aviation lease that will expire in September 2022.

Atlantic Aviation has a new slogan, "Atlantic local everywhere". He pointed out that while the Atlantic Aviation corporate headquarters were in Plano, Texas, they were locally managed and employ 30 local employees. This local management allows them to maintain a good local service reputation and to be a good neighbor. They are proud of their history and have been located at the airport for over 27 years. He spoke about the hangars which were originally used to house Corsairs that were manufactured across the street. The technicians and support staff are all local residents. He then spoke about a large contractor that they were doing business with that employed over 70 people with high paying jobs

Atlantic Aviation hopes that the Commissioners will extend their lease, as they wish to be a long term tenant at the airport. If they do not receive a renewal, the company could be forced to relocate out of state. The company is deeply rooted in the community and they are proud of the employees' accomplishments over the past few years in the greater Bridgeport Area, including participation in the Adopt a Family program and a variety of other sponsorships.

He added that their employees were all local and contributed to the communities. They are not just a local brand, but one that extends all over the world. Not renewing the lease could result in job losses for the employees. He encouraged the Commissioners to consider the relationship that has lasted almost 3 decades and hoped that they would make the right decision.

Mr. Sean Rose, Atlantic Aviation Regional Manager, greeted the Commissioners. He said that he oversees numerous locations from New York to Providence, Rhode Island, including Bridgeport. He said that Atlantic had started working on a lease extension a number of years ago under a different administration. They were told that the City would not be considering a renewal until after the Master Plan was completed. He said that working with the business development team, Atlantic presented a complete, sound proposal that solved a number of long time issues for the airport, the airport users and the surrounding residents. This insured that the proposal was fair, equitable and above board

at all times. It is in line with other airports across the country and offers Bridgeport a \$1 million dollar increase per year for 20 years with potential adjustments along the way. It eliminates the City's financial requirement for a tripartite agreement between Stratford, developers and Atlantic Aviation. This will allow the parcel to be developed and be a benefit to Stratford. He added that there was also millions of dollars in hangar improvements included in the lease.

Over the past three decades, Atlantic has invested millions of dollars into the airport including the past five years. They plan on investing millions more. He encouraged the Commissioners to approve the lease renewal. This process has been no different than any other Atlantic lease renewal nationwide. He thanked the Commissioners for their time.

APPROVAL OF SPECIAL AIRPORT COMMISSION MEETING MINUTES

• February 1, 2022

**** MAYOR HOYDICK MOVED THE MINUTES OF THE FEBRUARY 1, 2022 MEETING.**

**** MR. FLATTO SECONDED.**

**** THE MOTION TO APPROVE THE MINUTES OF THE FEBRUARY 1, 2022 MEETING AS SUBMITTED PASSED THREE (3) IN FAVOR (HOYDICK, FLATTO AND MARTINEZ) AND ONE (1) ABSTENTION (GANIM).**

Mr. Flatto requested that the Executive Session be considered next.

**** MS. MARTINEZ MOVED TO AMEND THE AGENDA TO CONSIDER THE EXECUTIVE SESSION INVOLVING NEGOTIATIONS/TERMS WITH CONNECTICUT AIRPORT AUTHORITY (CAA).**

**** MR. FLATTO SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

EXECUTIVE SESSION

a. Discussion of Negotiations/Terms with Connecticut Airport Authority (CAA)

**** MR. FLATTO MOVED TO ENTER INTO EXECUTIVE SESSION TO DISCUSS THE NEGOTIATIONS/TERMS WITH CONNECTICUT AIRPORT AUTHORITY.**

**** MAYOR HOYDICK SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The Commissioners, Ms. Muoio, Atty. Jankovsky, and Mr. Roach entered into Executive Session to discuss negotiations/terms with the Connecticut Airport Authority at 4:21 p.m.

They returned to Public Session at 5:33 p.m. No actions were taken or motions made while in Executive Session.

APPROVAL OF LEASE RENEWAL/TERM SHEET

**** MR. FLATTO MOVED TO AMEND THE LANGUAGE TO APPROVE CONDUCTING A SHORT TERM RFP PROCESS ON FOR THE FUTURE LEASE RENEWALS FOR HANGARS 1-4.**

**** MAYOR HOYDICK SECONDED.**

Mr. Flatto said that he appreciated everyone's presentations and comments and felt that they should have the opportunity for a short term competitive bid process in the best interest of the City.

**** THE MOTION PASSED UNANIMOUSLY.**

APPROVAL OF UPCOMING FAA GRANT REQUESTS.

Ms. Muoio said that this would be replacement of some existing fencing for wildlife hazard mitigation and safety. The amount estimate would be \$2.9 million and the local share would be around \$200,000, which is approximately 10%. The application needs to be submitted to OPM and Central Grants.

A second grant is part of a bi-lateral infrastructure law. She said they would be pursuing a resiliency study. This grant would also require a 10% cost share.

She is seeking their approval in order to submit these requests to pursue the grants and complete the applications.

**** MAYOR HOYDICK MOVED TO APPROVE THE APPLICATIONS FOR THE UPCOMING FAA GRANT REQUEST.**

**** MS. MARTINEZ SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

APPROVAL OF NEGOTIATION/TERMS WITH CT AIRPORT AUTHORITY (CAA)

**** MR. FLATTO MOVED TO TABLE THE APPROVAL OF NEGOTIATION/TERMS WITH CT AIRPORT AUTHORITY (CAA) TO THE NEXT MEETING.**

**** MS. MARTINEZ SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

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

**** MS. MARTINEZ SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 5:40 p.m.

Respectfully submitted,

S. L. Soltes

Telesco Secretarial Services