

**CITY OF BRIDGEPORT
AIRPORT COMMISSION MEETING
REGULAR MEETING
SEPTEMBER 6, 2022**

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

STAFF: Michelle Muoio, Airport Manager; Michael Jankovsky, City Attorney's Office; Craig Nadrizny, Public Facilities Director

OTHERS: Vincent Apreda, Sky Health Base Manager; Robert Christoph; Mark Corvino, Connecticut Air And Space Center (CASC); Lauren Daley; Joe Gresko; Michael Phillips, Atlantic Aviation; Shawn Rose

This meeting was held via Zoom.

CALL TO ORDER

Council President Nieves called the meeting to order at 4:32 p.m. A quorum was present.

PUBLIC SPEAKING

Ms. Muoio said that there was no written testimony submitted and no one signed up to address the Commission. Council President Nieves said that no one was indicating they wished to address the Commission at this time.

APPROVAL OF THE AIRPORT COMMISSION SPECIAL MEETING MINUTES

• **June 7, 2022**

**** MS. MARTINEZ MOVED TO APPROVE THE MINUTES OF THE JUNE 7, 2022 SPECIAL MEETING.**

**** MR. FLATTO SECONDED.**

**** THE MOTION TO APPROVE THE MINUTES OF THE JUNE 7, 2022 SPECIAL MEETING AS SUBMITTED PASSED UNANIMOUSLY.**

CONNECTICUT AIR AND SPACE CENTER (CASC) UPDATE

Ms. Muoio said that they were continuing to meet about the DECD grant. They will be meeting on the 7th to determine what remains to be done for the grant funding.

Mr. Covino said that the DECD had informed them that the CASC was compliant. The only item outstanding is final approval from the City of Bridgeport . The original letter was called a

negative pledge. However, the attorneys came up with an estoppel certificate to cover what the DECD needed and what Bridgeport needed. He said that this process, which was supposed to be fairly simple, had been drawn out. The original grant was issued in November of 2018.

Mayor Hoydick said that there was no reason to delay this process any more.

Council President Nieves said that she had reviewed the minutes and was somewhat unclear on why they would vote on a negative pledge. She added that the minutes had also stated that the City was selling the airport. However, the City has not sold the airport, they are merely in discussion regarding it.

Council President Nieves asked for clarification on the issue about the negative pledge since they were asking for a 35 year lease for one piece of the property.

Mr. Covino said the original request from the DECD was negative pledge/restrictive covenant. This was not acceptable to the City, so everyone agreed on this estoppel certificate that states the funding has to go to the building and cannot be used for anything else.

Discussion followed about the information that would be discussed at the September 7th meeting. Ms. Muoio said that there would be further information available following the upcoming meeting.

**APPROVAL OF COMMERCIAL OPERATOR INTENDING TO PROVIDE
EMERGENCY AIR MEDICAL TRANSPORT SERVICES**

Ms. Muoio said that there was a great opportunity for the airport to become a base of operations for a medical transport company, Med-Trans, for essential lifesaving emergency medical transport flights in the local area. She then reviewed the proposed details regarding the annual fee and the type of agreement the company would be operating under if approved.

**** MR. FLATTO MOVED TO APPROVE THE COMMERCIAL OPERATOR,
INTENDING TO PROVIDE EMERGENCY AIR MEDICAL TRANSPORT SERVICES
** MAYOR HOYDICK SECONDED.**

Council President Nieves asked for clarification on the details. Ms. Muoio explained that the company works with Northwell Health on Long Island and Yale New Haven Health in Connecticut.

Mr. Vincent Apreda, the company manager, came forward and explained that the company was currently operating out of Islip airport but would like to further their operations to the Bridgeport area. This would allow them to provide service to Coastal Connecticut, Central Connecticut and Eastern Connecticut.

The aircraft is a small aircraft that would be operating 24/7 with most of the flights being sent to Yale New Haven. Mr. Apreda then gave a detailed overview of the operation and noted that their helicopter has delivered patients to St. Vincent's and Bridgeport Hospital in the past. They would like to start up in November.

**** MR. FLATTO MOVED TO RESCIND HIS MOTION IN ORDER TO AMEND IT.
** MAYOR HOYDICK SECONDED.**

**** MR. FLATTO MOVED TO MED-TRANS, INC. AS THE COMMERCIAL OPERATOR, INTENDING TO PROVIDE EMERGENCY AIR MEDICAL TRANSPORT SERVICES**

**** MAYOR HOYDICK SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

APPROVAL OF INTERIM STRATEGIES REGARDING:

LEASE RENEWAL/RENT ADJUSTMENT NEGOTIATION AND STRATEGY WHILE AWAITING POTENTIAL OWNERSHIP TRANSFER

NEW LEASE STRATEGY WHILE AWAITING POTENTIAL OWNERSHIP TRANSFER

TENANT RENT ESCALATION ISSUE WHILE AWAITING POTENTIAL OWNERSHIP TRANSFER

Ms. Muoio said that there had been a number of discussions with various tenants at the airport regarding lease renewals, and the formula for calculating a monthly rent escalation. She asked for the Commission's guidance regarding potentially deferring the discussions pending the potential ownership transfer status.

Mr. Flatto said that it did not seem to make sense to have major lease discussion during the potential ownership transfer discussions.

Mayor Hoydick pointed out that a monthly rental escalation during this time would not be worthwhile for the tenant. Discussion followed about the various tenant leases on the airport tenants and their expirations dates.

Mr. Flatto suggested that they schedule a special meeting in the near future to discuss these short term leases. Mayor Hoydick suggested that Ms. Muoio meet with the tenants to discuss lease term acceptance prior to scheduling a special meeting.

**** MR. FLATTO MOVED TO ENTER INTO EXECUTIVE SESSION TO DISCUSS LAND ACQUISITION AND POTENTIAL NEGOTIATIONS.
** MS. MARTINEZ SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Council President Nieves announced that the following people would be admitted to the Executive Session: Ms. Muoio, Airport Manager; Atty. Michael Jankovsky, City Attorney's Office, Craig Nadrizny, Public Facilities Director.

The Commissioners entered into Executive Session at 5:08 p.m. They returned to Public Session at 5:52 p.m. No actions or votes were taken during the Executive Session.

**** MAYOR HOYDICK MOVED TO TABLE THE FOLLOWING AGENDA ITEMS:**

LEASE RENEWAL/RENT ADJUSTMENT NEGOTIATION AND STRATEGY WHILE AWAITING POTENTIAL OWNERSHIP TRANSFER

NEW LEASE STRATEGY WHILE AWAITING POTENTIAL OWNERSHIP TRANSFER

TENANT RENT ESCALATION ISSUE WHILE AWAITING POTENTIAL OWNERSHIP TRANSFER

**** MR. FLATTO SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Ms. Martinez left the meeting.

APPROVAL OF LEASE RENEWAL HANGARS 1-4 WITH IMMEDIATE UTILITY REPAIRS REQUIRED BY STRATFORD ARMY ENGINE PLANT REMEDIATION PROJECT

Mr. Flatto asked if there was an estimated cost for the proposed work and what kind of timeline was being proposed.

Ms. Muoio said that the most critical work would be the fire suppression system and utility infrastructure connections. There also needs to be rehabilitation of the parking lot, safety and security modifications for the fence line, interior renovations and façade upgrades.

Mr. Michael Phillips from Atlantic Aviation, then addressed the Commission and said that the total for the renovation was \$9 million.

Discussion followed about the terms in the Atlantic Aviation lease.

**** MAYOR HOYDICK MOVED TO TABLE THE APPROVAL OF THE LEASE RENEWAL HANGER 1-4 WITH IMMEDIATE UTILITY REPAIRS REQUIRED BY STRATFORD ARMY ENGINE PLANT REMEDIATION PROJECT.**

**** MR. FLATTO SECONDED.**
**** THE MOTION PASSED UNANIMOUSLY.**

AIRPORT MANAGER'S REPORT

Ms. Muoio presented her report.

ADJOURNMENT

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

The meeting adjourned at 6:02pm.

Respectfully submitted

S. L. Soltes
Telesco Secretarial Services