

DANBURY AVIATION COMMISSION MEETING
REGULAR MEETING
MINUTES

Danbury Aviation Commission -- 7:00 p.m.
Danbury City Hall: 155 Deer Hill Ave., Danbury, CT 06810
Third Floor / Room 3C / Tuesday, June 16, 2009

01 Meeting Called to Order By Chairman Ashkar.

02 Roll Call:

Present: Commissioners Ashkar, Zilinek, Oppermann, Baker

Absent: Frizzell

03 Motion made to accept the January 20, 2009 meeting minutes as written by Commissioner Oppermann, seconded by Commissioner Zilinek, and unanimously approved.

04 Liaison Report:

No Liaison Report. Contact Commissioner Oppermann if anyone at the Airport would like to request a meeting.

05 Administrator's Monthly Report:

Mr. Estefan read into minutes Monthly Report for June (copy attached). The runway project will not be started unless they can finish.

Motion made by Commissioner Zilinek to open Public Speaking, seconded by Commissioner Oppermann, and unanimously approved.

Public Speaking:

Mrs. Lynn Waller, what is alternative date for Fireworks, answered July 5th. She continued to asked if there would be any helicopters for the new flight school. Chairman Ashkar replied no helicopters yet. She also asked if there was any way to limit the hours for the touch and go's.

Mr. Wayne Toher, Reliant Air, expressed his concern about the timing for the runway intersection and requested a rain date. Mr. Estefan advised contractor needs 3 good days to pave and an estimated rain date would be the week after July 4th. Mr. Estefan advised he will contact the contractor to see if the rain date can be pushed until after Labor Day. Mr. Toher advised he had 11 airplanes to be moved off the airport and this project should have been done in April.

Mr. Rob Zohn, Business Aircraft Center, will a committee be formed to discuss this Danbury Aviation proposal. Chairman Ashkar advised it will go before the commission and then the Common Council. Mr. Zohn stated he agreed with Mr. Toher's comments. He also stated congratulations on proceeding with the Grenier project.

Commissioner Baker asked if the building will be coming down on June 22nd. Mr. Safranek replied they will start removing whatever they can and the rest will be site work for the next 3 weeks by pulling out the old septic, wells, etc.

Mr. Toher added his congratulations on getting the Grenier property cleaned and the trees down.

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

Old Business

No old business was discussed.

New Business

Chairman Ashkar – add one item to Agenda from Danbury Aviation. Mr. Estefan read into minutes letter dated June 16, 2009, and letter dated May 26, 2009 (copies attached).

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BY: *CK*

Motion was made by Commissioner Baker to add letter dated June 16, 2009 from Danbury Aviation to the agenda, seconded by Commissioner Zilinek, and unanimously approved.

Santoto, LLC request to exchange Class C for Class B permits

Commissioner Baker asked the difference between Permit B and Permit C. Mr. Estefan replied "B" is charter, rental and instruction, and "C" is sales.

Mr. Andre Bohy, representing Santoto, LLC addressed the commission stating in this economic times we thought it was in our best interest to move to a different category allowing us to continue our business as a flight school instead of aircraft sales. The flight school we will start will be mostly for advanced training, instrument training, and also acquire a sophisticated full motion flight simulator. We have two planes that we are in the process of selling and would request the commission to allow us to keep the sales permit until these two planes are sold. Mr. Estefan advised you would need to rid of inventory before the permit exchange can take place because you are allowed one permit category. Mr. Bohy stated in that case we will withdraw that request in order to not delay the permit exchange.

Motion was made by Commissioner Baker to approve the exchange of SANTOTO's Class "C" permit for a Class "B" permit effective July 1, 2009, seconded by Commissioner Zilinek, and unanimously approved.

Reliant Air, request for assessment

Mr. Wayne Toher, Reliant Air, is objecting to the raise in rent on the 1.1 acres by 12% plus CPI, and given our situation from last year, we are requesting to revert back to just the CPI increases. Attorney Pinter advised the original lease was for 10 years and the 12% increase is after the first 5-year renewal period. Mr. Toher stated he is currently paying \$8,000 per year. Discussion followed by Attorney Pinter explaining how the common council approved by 12% increase when an appraisal was not performed. Attorney Pinter suggested the Commission give a credit to Reliant Air rather than changing the lease.

Motion was made by Commissioner Oppermann due to a hardship situation experienced by Reliant Air, recommendation is made to the city's finance director that the 12% increase be credited to Reliant Air until the lease renewal date during 2011 and subsequent appraisal of Reliant's existing leased property, seconded by Commissioner Zilinek, and unanimously approved.

Danbury Aviation letter dated June 16, 2009

Mr. Estefan made the recommendation to form a Committee to review this request to be completed within six months. He also recommended that Santoto LLC submit a proposal with a price that we can get to commission members as well as an appraisal. Chairman Ashkar recommended we form the committee after we get a written proposal.

Motion was made by Commissioner Baker to accept the intention of Danbury Aviation to present a proposal for a land lease and appraisal for an additional four acres to meet the requirements to become a full Fixed Based Operator, seconded by Commissioner Zilinek, and unanimously approved.

Motion made to adjourn, seconded, and unanimously approved.

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May 26, 2009

Mr. John Ashkar
Chairman
Aviation Commission
City of Danbury
P.O. Box 2299
Danbury, CT 06813

Dear Chairman Ashkar:

Having met the requirements of the:

*Minimum Standards for
Lease and/or Use
of
Danbury Municipal Airport*

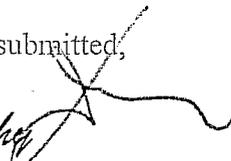
*Effective May 10, 1988
As Amended November 9, 2004
As Amended February 21, 2006*

Specifically, section 7.5(b)A(i),(ii) (iii) and 7.5(b)B(i), Flight School and Aircraft Rental, SANTOTO, LLC. respectfully requests that we exchange our Class "C" permit for a class "B" permit effective July 1st, 2009.

Proposed Resolution

Resolved: The Aviation Commission approves the exchange of SANTOTO's Class "C" permit for a class "B" permit effective July 1st, 2009.

Respectfully submitted,


Andre Bohy, Managing Member


Santo Silvestro
Santo Silvestro, Managing Member



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June 16, 2009

Mr. John Ashkar, Chairman, Aviation Commission
 Mr. Paul Estefan, Airport Administrator
 City of Danbury
 P.O. Box 2299
 Danbury, CT 06813

Dear Chairman Ashkar and Mr. Estefan:

SANTOTO, LLC., d/b/a Danbury Aviation, is seeking to become an FBO.

Our intention is to obtain a land lease appraisal and then commence negotiations with the Aviation Commission for additional (land) acreage acquisition and FBO status.

We would appreciate it if the Commission acknowledge our request and agree that such negotiations be concluded no later than six (6) months from today's date.

Respectfully submitted,

Andre Bohy, Managing Member

Santo Silvestro

Santo Silvestro, Managing Member

**Airport Administrator
Monthly Report – June, 2009**

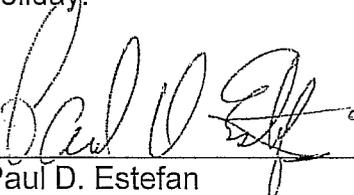
We will begin the runway intersection project on June 23, 2009, and if all goes according to plan, the runway intersection should be completed on June 25, 2009. This will necessitate the closure the airport during this period so that we can rehabilitate the intersection. Also included in the project is enhancing the current taxiway markings. Thirty (30) days after the asphalt cures, a contractor will be back late at night to re-cut the runway, thus completing the project. Included in this time frame, will be the removal of three (3) catch basins and pipes on Bravo Taxiway near Curtis Aero.

We will be starting the demolition of the Grenier building on Miry Brook Road on June 22, 2009. As to when the building will be taken down fully, will depend on the removal of all asbestos materials that have been identified. We hope that this project will be completed by the end of July.

We have received a \$350,000 Stimulus Grant to do further obstruction analysis on Runway 8/26 along with other work scope items.

As the tradition continues, we will once again be hosting the Fireworks on July 3rd starting at approximately 9:30 p.m., with a rain date of July 5, 2009.

The entire staff here at the airport wishes everyone a safe and wonderful July 4th holiday.



Paul D. Estefan
Airport Administrator

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