

BY: 

**DANBURY AVIATION COMMISSION**  
**MEETING MINUTES**

2012 FEB 27 12 10 13

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DANBURY TOWN CLERK

Danbury Aviation Commission -- 7:00 p.m.  
Danbury City Hall: 155 Deer Hill Ave., Danbury, CT 06810  
Third Floor / Room 3C / Tuesday, February 21, 2012

**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 regular meeting minutes of January 17, 2012 as written by Commissioner Zilinek, seconded by Commissioner Oppermann, and unanimously approved.**

**04 Liaison Report:**

Commissioner Oppermann read into the minutes the Liaison Report, copy attached.

**Motion was made by Commissioner Zilinek to accept the Liaison Report, seconded by Commissioner Baker, and unanimously approved.**

**05 Administrator's Monthly Report:**

Mr. Estefan suggested the Aviation Commission issue a letter to the field asking who is located in their particular facility so we have a clear understanding of what's going on at the field. Chairman Ashkar requested Mr. Estefan find out the cost of conducting a forensic audit on the field.

**Motion made by Commissioner Oppermann to accept the Administrator's Report, seconded by Commissioner Zilinek, and unanimously approved.**

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

***Public Speaking:***

Mr. Wayne Toher, Reliant Air, requested an update on the rotating beacon and the snowblower. Mr. Estefan advised the technicians for the snowblower were here to repair the machine, which has now been resolved. The warranty on this machine is for four years or until 2015. Mr. Estefan advised the rotating beacon motor is being rebuilt again. The new beacons are not very big and are LED so I'm looking for an old one that can be seen for the mile and a half. We are looking for a technician who understands the beacon to fix it. No update from the FAA on the WAS approach.

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

**Old Business**

*Danbury Aviation, proposed hangar project, letter attached dated January 23, 2012.*

Mr. Estefan read said letter into the minutes. Mr. Estefan reported he and Mr. and Mrs. Silvestro met on January 20, 2012 to discuss this matter. We negotiated the lease price of \$7,500 per acre, taking four acres now and phase in the next 2.2 acres which will make it a total of 6.2 acres of property to lease. The \$7,500 per acre does not include property taxes and the FAA has conveyed to us that they do not recognize property taxes as the money does not come back to the Airport. Mr. Estefan recommended to the commission to accept the \$7,500 per acre and the lease be 25 years with a 5 year renewal on the first four acres and the 2.2 acres. Mr. Estefan also reported that the commission authorized him to only negotiate the lease price and no other particular items to be included in the lease. Discussions ensued regarding the term of the lease. Mrs. Silvestro advised they have a bid of \$3.4 million for the hangar project and there is no financial institution that will lend us that kind of money with a short term lease. Chairman Ashkar asked if CPI was discussed between Silvestro and Mr. Estefan? Mrs. Silvestro advised no. Chairman Ashkar stated we could have a 25 year lease and every 5 years

review the lease and apply a CPI increase if necessary. Chairman Ashkar requested information from the legal department. Chairman Ashkar advised any motion made now will be subject to Legal approval.

**Motion was made by Commissioner Baker to accept proposal for 4 acres now and an additional 2.2 acres at a later date of a 25 year lease at \$7,500 per acre with a review every 5 years for a CPI increase and a 5 year renewal along with the cancellation of the New England Aircraft Lease dated July 14, 1989, seconded by Commissioner Oppermann, and unanimously approved.**

*Curtiss Aero, proposed move of maintenance operations, letter attached dated December 29, 2011.*

Mr. Estefan read into the minutes said letter. Mr. Curt Brunjes, Curtiss Aero, requested his letter be amended to move his maintenance operations to Danbury Aviation and not Executive Air. Mr. Brunjes submitted a License Agreement which has been executed by him and Danbury Aviation. Mr. Estefan asked how many permits do you have at your existing location which Mr. Brunjes responded 3 permits - A, B, and D. Commissioner Oppermann questioned if a permit can move to another location. Mr. Estefan advised he will be holding 2 permits at his existing location and move the Permit D to new location. The License Agreement was executed by all parties.

**Motion was made by Commissioner Oppermann that Curtiss Aero be allowed to move maintenance operations to Danbury Aviation, seconded by Commissioner Zilinek, and unanimously approved.**

*Executive Air Service, proposed name change for Permit B from Diamond Air Charter to CFM, letter attached dated January 12, 2012.*

Mr. Estefan read into minutes said letter. Mr. Matt Macri, CFM, presented a License Agreement to operate a charter operation out of Executive Air's location. Mr. Macri stated he presented all requested documentation to Mr. Estefan. Mr. Estefan advised by approving this License Agreement it will lift the Cease and Desist Order. The License Agreement was executed by all parties.

**Motion was made by Commissioner Baker that the License Agreement be accepted to operate a charter operation in the name of CFM at Executive Air Service, seconded by Commissioner Oppermann, and unanimously approved.**

#### **New Business**

*WestConn Aviation, request for Category B Permit, letter attached dated January 30, 2012*

Mr. Estefan read into the minutes said letter.

**Motion was made by Commissioner Oppermann, that we accept WestConn Aviation be permitted to operate a class B permit, Charter/Rental/Instruction commencing May 1, 2012, seconded by Commissioner Zilinek, and unanimously approved.**

*Business Aircraft Center/Anthony Ferrara, request for Category B Permit letter attached dated February 9, 2012.*

Mr. Estefan read into minutes said letter. Mr. Anthony Ferrara submitted a business plan to the commission. A License Agreement was presented to the Commission and executed. Mr. Estefan requested the commission approve this request. Mr. Ferrara advised it will be a small school commencing May 1, 2012.

**Motion was made by Commissioner Zilinek to accept proposal that Anthony Ferrara obtain a Category B permit for flight school training effective May 1, 2012 at Business Aircraft Center, seconded by Commissioner Oppermann, and unanimously approved.**

**Motion made to adjourn by Commissioner Baker, seconded by Commissioner Oppermann, and unanimously approved.**

**Ald**

DXR Commission Liaison Report, February 21, 2012

To: Danbury Aviation Commission Members.

Today January 20, 2012 at 12:00 pm I met with Mr. Curtis Brunjes at the Curtiss Aero facility. I accompanied Curtis around the Curtiss Aero Facility during this time he explained what his immediate plans were and showed me that he had the availability to park 2 aircraft outside in the tie down area. During the January aviation commission meeting the commission was told that storage provisions for 5 Cirrus aircraft were needed. At this time Curtis said that provisions for 3 Cirrus were needed at the Executive Air Service hangar, which had been negotiated for full time hangar availability. In the event that the additional 2 Cirrus aircraft materialized, he would be able to store them in the maintenance queue at the current Curtiss Aero facility.

After touring the Curtiss Aero facility I accompanied Curtis to the Executive Air Service, where we met with Mr. Ron Nissan. Ron indicated that there will be provisions for 3 Cirrus aircraft to have full time hangar usage. As per the, to be announced agreement with Curtiss Aero.

I do not see where anyone would be adversely impacted. As with any situation where there is a finite amount of space and a fluid situation hence aircraft movements. There has to be a modicum of communication and cooperation between all parties to have a workable situation.

Very truly



Thomas Oppermann, Danbury Aviation Commissioner

Lynda Silvestro

From: Lynda Silvestro [lynda@danburyaviation.com]  
Sent: Monday, January 23, 2012 10:33 AM  
To: p.estefan@ci.danbury.ct.us  
Subject: Offer to Lease Additional Acres

Good Morning Paul:

Santo and I would like to make our last and final offer to the City of Danbury to lease four (4) additional acres to procure the development of our hangar project. As we have mentioned previously, it is our intention to eventually lease a total of 6.2 acres from the City, but would like to start with 4 for now. The other acreage will be phased in over a relatively short period of time.

In addition, we are looking to obtain a relatively long term lease from the City. Our financial institution is requesting at a minimum a 25 year lease with an additional 5 year option.

Please provide this information to the powers that be at the City and hopefully this matter will be passed at the next scheduled Aviation Commission Meeting to be held on February 21, 2012.

If you need any additional information or have any questions, please feel free to contact me.

Regards,  
*Lynda Silvestro*  
*Member/Manager*



[www.danburyaviation.com](http://www.danburyaviation.com)  
[Lynda@danburyaviation.com](mailto:Lynda@danburyaviation.com)

**Curtis Brunjes**

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**From:** Curtis Brunjes  
**Sent:** Thursday, December 29, 2011 4:40 PM  
**To:** P.Estefan@ci.danbury.ct.us  
**Subject:** Request for Commission approval

Paul-

Please put Curtiss Aero on the agenda for the Commission meeting in January.

We will be proposing to move our maintenance operations to another facility, Executive Air Services, in order to grow our business.

Under the existing minimum standards, we believe that our existing maintenance permit should enable us to operate from another facility, but out of an abundance of caution we would like the Commission's knowledge and approval for the move.

We intend to maintain our existing flight training, maintenance and fuel permits.

Thank you.

Curt

**Curtis Brunjes**

**CURTISS**

19 Miry Brook Road  
Danbury, CT 06810  
203-702-7192 (office)  
203-798-7567 (fax)  
877-418-4522 (toll-free)  
347-262-0529 (mobile)

Executive Air Service

53 Miry Brook Rd  
Danbury, CT 06810  
Phone (203) 778 1150  
Fax (203) 413 2941

January 12, 2012

Paul Estefan  
Danbury Municipal Airport  
1 Wibling Road  
Danbury, CT 06810

Dear Mr. Estefan,

We are requesting to be added to the January 2012 Aviation Commission Meeting.

*We are requesting a name change for the Permit B "Charter-Rental-Instruction" that we currently have.*

*Diamond Air Charter is no longer in business and CFM shall be the correct name.*

Yours  
Ran Mizan

Manager  
Executive Air Service

# WestConn Aviation, LLC

January 30, 2012

Mr. Paul Estefan  
Danbury Municipal Airport  
P.O. Box 2299  
Danbury, CT 06813

Re: Approval for addition of a Category B Permit  
(instruction, Rental, Charter or Taxi and Flying Club)

Paul

Please accept this letter on behalf of Westconn Aviation LLC (WA), as our formal request to placed on the February 2012 Airport Commission Agenda. We will be requesting approval of for a Category B permit for operating permitted uses as Westconn Flight & Training Center (WFTC), beginning May 1, 2012.

Chris Orifici



Managing Member  
Westconn Aviation LLC

**1 Wallingford Road Danbury, CT 06810**  
**Phone(203) 794-4408** **Info@westconnaviation.com**



(203) 748-7000  
(203) 790-9000 fax  
81 Kenosia Avenue  
Danbury, CT 06810

BY FAX

February 9, 2012

Mr. Paul Estefan and  
Danbury Airport Commission  
P. O. Box 2299  
Danbury, CT 06810-2299

Re: FBO Permit

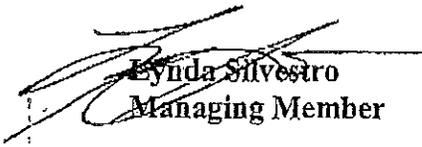
Dear Mr. Estefan:

Mr. Anthony Ferrara and Business Aircraft Center would like to request that they be included on the agenda for the scheduled Aviation Commission Meeting to be held on Tuesday, February 21, 2012. Mr. Ferrara will be operating a flight school at the Business Aircraft facility and is going to seek permission from the Commission to obtain a Permit B prior to beginning operations. At the scheduled meeting, Mr. Ferrara will bring all necessary documentation for the Commission's review.

Thank you in advance for your cooperation.

Sincerely,

SS:ljs

  
Lynda Silvestro  
Managing Member

DANBURY AVIATION COMMISSION

DATE: February 21, 2012

OPERATING LICENSE

Whereas, Corporate Flight Management Inc. (the Licensee) desires to operate a <sup>14 CFR Part 135</sup> On Demand Charter Service at the Danbury Municipal Airport, and whereas Executive Air Service, LLC (the Licensor) has the right to operate such a facility under existing leasing standards, and further to license these rights, the Licensee and Licensor hereby enter into the following agreement:

Licensor agrees to allow Licensee to operate under the Licensor's lease and operating agreements as authorized by the Danbury Aviation Commission and Danbury City Council until such time that Licensor's agreement with Licensee expires, or until cancellation for cause by the City of Danbury occurs.

During the time that this agreement is in effect, the Licensee agrees to operate in accordance with the Aviation Commission's Minimum Standards and to timely pay all fees and overriding percentages as outlined under these Minimum Standards as they are presently stated or amended. These fees are payable as scheduled in the Minimum Standards.

The Licensee agrees to hold harmless the City of Danbury and its employees, the Licensor and its employees, for all operations performed by the Licensee within the scope of this agreement.

The annual fee and overriding percentages are hereby guaranteed by Licensor in the event of default by the Licensee, to be paid along with all reasonable attorney's fees and collection costs which may be incurred, in connection with the enforcement of any provision of this agreement. Licensee agrees to pay its Category B Permit Fee to the City of Danbury annually, in advance, commencing on the date hereof.

DATE:

February 21, 2012

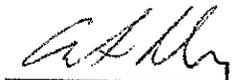
LICENSEE:

  
Matthew A. Macri, Managing Director, Northeast  
Corporate Flight Management Inc.

DATE:

February 21, 2012

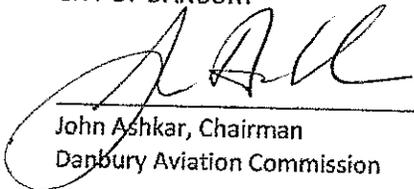
LICENSOR:

  
Anthony Debany  
Executive Air Services, LLC

DATE:

2/21/12

CITY OF DANBURY

  
John Ashkar, Chairman  
Danbury Aviation Commission

DANBURY AVIATION COMMISSION

DATE: 2-21-2012

OPERATING LICENSE

Whereas, ATF Freight Training (the Licensee) desires to operate a flight school at the Danbury Municipal Airport, and whereas, TAPCO Yankee LLC (the Licensor) has the right to operate such a facility under existing leasing standards, and further to license these rights, the Licensee and Licensor hereby enter into the following agreement:

*1181a Business Aircraft  
Danbury Center  
Aviation*

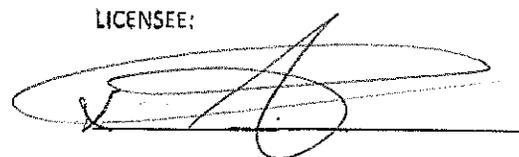


Licensor agrees to allow Licensee to operate under the Licensor's lease and operating agreements as authorized by the Danbury Aviation Commission and Danbury City Council until such time that Licensor's agreement with Licensee expires, or until cancellation for cause by the City of Danbury occurs.

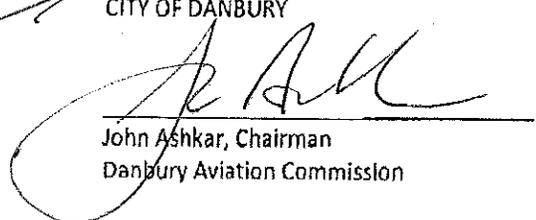
During the time that this agreement is in effect, the Licensee agrees to operate in accordance with the Aviation Commission's Minimum Standards and to timely pay all fees and overriding percentages as outlined under these Minimum Standards as they are presently stated or amended. These fees are payable as scheduled in the Minimum Standards.

The Licensee agrees to hold harmless the City of Danbury and its employees, the Licensor and its employees, for all operations performed by the Licensee within the scope of this agreement.

The annual fee and overriding percentages are hereby guaranteed by Licensor in the event of default by the Licensee, to be paid along with all reasonable attorney's fees and collection costs which may be incurred, in connection with the enforcement of any provision of this agreement. Licensee agrees to pay its Category B Permit Fee to the City of Danbury annually, in advance, commencing on the date hereof.

DATE: 2-21-12 LICENSEE: 

DATE: 2/21/12 LICENSOR: 

DATE: 2/21/12 CITY OF DANBURY  
  
 John Ashkar, Chairman  
 Danbury Aviation Commission

**DANBURY AVIATION COMMISSION**

DATE: 2-21-12

**OPERATING LICENSE**

Whereas, CURASS AERO, LLC (the Licensee) desires to operate a maintenance facility at the Danbury Municipal Airport, and whereas SANTORO, LLC d/b/a Danbury Aviation (the Licensor) has the right to operate such a facility under the existing leasing standards, and further to license these rights, the Licensee and Licensor hereby enter into the following agreement: P CB

Licensor agrees to allow Licensee to operate under the Licensors' lease and operating agreements as authorized by the Danbury Aviation Commission and Danbury City Council until such time that Licensor's agreement with Licensee expires, or until cancellation for cause by the City of Danbury occurs.

During the time that this agreement is in effect, the Licensee agrees to operate in accordance with the Aviation Commission's Minimum Standards and to timely pay all fees and overriding percentages as outlined under these Minimum Standards as they are presently stated or amended. These fees are payable as scheduled in the Minimum Standards.

The Licensee agrees to hold harmless the City of Danbury and its employees, the Licensor and its employees, for all operations performed by the Licensee within the scope of this agreement.

The annual fee and overriding percentages are hereby guaranteed by Licensor in the event of default by the Licensee, to be paid along with all reasonable attorney's fees and collection costs which may be incurred, in connection with the enforcement of any provision of this agreement. Licensee agrees to pay its Category D Permit Fee to the City of Danbury annually, in advance, commencing on the date hereof.

DATE: 2-21-12

LICENSEE: [Signature] H. CURTIS BRUNDES

DATE: 2-21-12

LICENSOR: [Signature]

DATE: 2/21/12

CITY OF DANBURY: [Signature]

John Ashkar, Chairman  
Danbury Aviation Commission