

DANBURY AVIATION COMMISSION
MEETING MINUTES

Danbury Aviation Commission -- 7:00 p.m.
Danbury City Hall: 155 Deer Hill Ave., Danbury, CT 06810
Third Floor / Room 3C / Tuesday, November 19, 2013

01 Meeting Called to Order By Chairman Ashkar.

02 Roll Call:

Present: Commissioners Ashkar, Oppermann, Lee, Zilinek, Tamburri, Baker

Absent: Omasta

03 Motion made to accept the regular meeting minutes of October 15, 2013 as written by Commissioner Oppermann, seconded by Commissioner Zilinek and unanimously approved.

04 Liaison Report: Commissioner Oppermann liaison report dated November 19, 2013, was read into the minutes. Mr. Estefan read into minutes Attorney Les Pinter's response, copy attached.

05 Administrator's Monthly Report:

Mr. Estefan reported the septic system has been started at Executive Air Service and hope to be completed sometime this week. All work is being done in house by the Public Works Department. The Director of Public Works and his staff have dug up the parking and will be resurfacing the entire parking lot.

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

Motion was made by Commissioner Oppermann to accept Administrator's Report, seconded by Commissioner Lee, and unanimously approved.

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

Public Speaking:

There was no public speaking.

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

Old Business

Santoto, LLC

Mr. Estefan read into the minutes letter from Santo Silvestro dated July 5, 2012, copy attached.

Mr. Estefan then read into minutes the following:

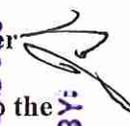
Dear Attorney Barr, I have your letter dated October 29, 2013 and the points made within. I will share with and discuss this forthwith with the client and will reply next week with what I hope is a successful resolution. Regards, Attorney Pinter, dated November 2, 2013. Mr. Estefan stated our attorney advised the commission should approve this extension, which is my recommendation as well.

Motion was made by Commissioner Lee authorize the Chairman to sign the July 5, 2012 lease extension document, seconded by Commissioner Zilinek, and unanimously approved.

New Business

Executive Hangars, LLC – Extension of Lease dated October 17, 2013, copy attached.

Mr. Estefan reported that Attorney Pinter had retired corporation counsel Gottschalk review the file. Attorney Gottschalk responded to Attorney Pinter as follows:

RECEIVED FOR RECORD
DANBURY TOWN CLERK
2013 DEC -2 P 12:06
BY: 

To Mr. Steiner:

Thank you for your letter of October 17, 2013. We have reviewed the terms of your lease dated July 1, 2002, and based on that review we hereby accept your letter as an effective exercise of the first ten year option described in the lease. Accordingly, the term of the Executive Hangars, LLC lease will extend through June 30, 2037. Your continued active support of the business community and the City of Danbury are also gratefully acknowledged and if we may be of assistance to you in any way, please feel free to contact us.

Discussion ensued regarding long lease renewals and extensions.

Motion was made by Commissioner Tamburri to accept the option to renew on the lease of Executive Hangars, LLC, seconded by Commissioner Zilinek, and unanimously approved.

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

DXR Commission Liaison Report November 19, 2013

As per the aviation commission, that I as the airport liaison attempt to determine the problem at the WESCONN facility as specified by Mr. Sorenson at the Oct. 15, 2013 meeting.

On Oct. 16, 2013 I E mailed Mr. Chris Orifici the following: Hi. Chris. Is there anything that I can help you with? What is going on with Sorenson.? If you wish I will come to your facility and we can discuss whatever it is that is causing a problem.

On Oct. 17, 2013 I received a reply from Chris, as follows: I don't think there is much to discuss, we have had several problems with Mr. Sorenson adjusting to our ownership of the property. We have policies, guidelines and rules that we expect not only our guests but tenants and owners including myself to follow while enjoying our site. All our tenant leases include the following clause.

"Tenant shall control the conduct and demeanor of its employees and invitees and those persons doing business with Tenant, in and around the hangar and shall take all steps necessary to remove those persons whom landlord may, for good and sufficient cause, deem objectionable".

The above paragraphs being said and to my thinking this is being reasonable and customary. In addition WESCONN is a private facility with thru the fence access to the airport. These two sentences remove any problem that Mr. Sorenson has with WESCONN, from the Danbury Airport Commission, to being a private matter exclusively to be settled by the respective parties.

If there are any extenuating circumstances they can be brought to the commission at this meeting or future meetings.

Very truly, Thomas Oppermann, Danbury Airport Commission / liaison

A handwritten signature in black ink, appearing to read "Thomas Oppermann", written in a cursive style.



Alice Dyer <a.dyer@danbury-ct.gov>

Tom O, Av. Com.

2 messages

TOPPRMN@aol.com <TOPPRMN@aol.com>

Tue, Oct 29, 2013 at 10:51 AM

To: a.dyer@danbury-ct.gov, cent21ash@aol.com, L.Pinter@ci.danbury.ct.us

Good day Paul, John and Les.

I have attached the liaison report to be given at the next Aviation Commission meeting. This concerns Kari Sorenson vs WESCONN. Please review what I wrote and express any necessary changes.

Thank you, Tom Oppermann

 **E attach.doc**
25K

Les Pinter <l.pinter@danbury-ct.gov>

Tue, Oct 29, 2013 at 1:29 PM

To: Thomas Oppermann <TOPPRMN@aol.com>

Cc: Alice Dyer <a.dyer@danbury-ct.gov>, John Ashkar <cent21ash@aol.com>, Les Pinter <L.Pinter@ci.danbury.ct.us>

Well said, Tom, but you did not include the nature of the Sorensen complaint. Is it possible to elaborate a little on that?

Best,
Les

[Quoted text hidden]



RECEIVED
JUL - 9 2012
CORPORATION COMMISSION

P.O. BOX 267
New Canaan, CT 06840-0267
(203) 748-1449 phone
(203) 621-6234 fax
sales@danburyaviation.com
www.danburyaviation.com

BY FEDERAL EXPRESS

July 5, 2012

Mr. Mark Boughton
Mayor
City of Danbury
155 Deer Hill Avenue
Danbury, CT 06840

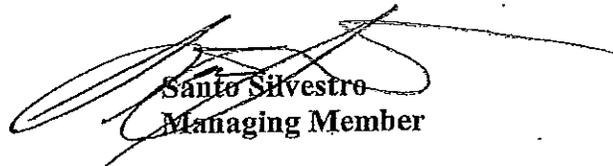
Re: Danbury Aviation Lease
Original Lease with Ron Whelan dated 7/14/89

Dear Mayor Boughton:

Per the provisions of Paragraph 14 of our Lease with the City of Danbury (a copy of which is enclosed), we hereby exercise our option for an additional 15 year period "upon the same terms and conditions contained herein."

Please note that we sent you a letter dated June 15, 2011 exercising our option and are just reconfirming that the City has made note of this request and placed a copy with our original lease.

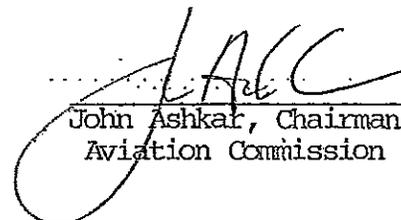
Sincerely,


Santo Silvestro
Managing Member

Enclosures

:ljs

Cc: Corporation Counsel and
City Clerk
City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810


John Ashkar, Chairman
Aviation Commission

EXECUTIVE HANGARS, LLC
P.O. Box 2806
Danbury, CT 06813
(203)744-3782

October 17, 2013

City Clerk
City of Danbury
155 Deer Hill Ave.
Danbury, CT 06810

Airport Administrator
P.O. Box 2299
Wibling Road
Danbury, CT 06810

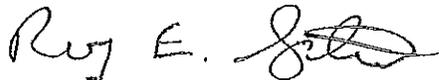
To Whom it May Concern,

Executive Hangars, LLC entered into a lease with the City of Danbury on July 1, 2002 for property located at Danbury Airport where Executive Hangars constructed 19 new aircraft hangars. The lease had a term of July 1, 2002-June 30, 2027 with a 10 year option period ending June 30, 2037.

Through oversight, we are not sure if the extension period ending on 2037 was exercised. At this time we would like to formally exercise our ten year option ending on June 30, 2037.

Thank you for your consideration.

Sincerely,



Roy E. Steiner
Manager

cc: Corporate Council, City of Danbury