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CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

REPORT

August 3, 2004

Mayor Mark D. Boughton
Members of the Common Council

Re: **Sadler Aircraft Lease**

The Common Council Committee appointed to review the Sadler Aircraft Lease met on July 14, 2004 at 7:00 P.M. In attendance were committee members Riley, Steinerd and Visconti. Also in attendance were Assistant Corporation Counsel Les Pinter, Airport Administrator Paul Estefan, Assistant Director of Finance Dan Garrick, Charles Jackson representing Sadler and Council Members Cavo, Teicholz and McMahan, ex-officio.

Mr. Riley noted the positive recommendation from the Planning Commission. Attorney Pinter stated that the Aviation Commission reviewed the document and made a few revisions. The final survey map has not been done by the Engineering Department due to a heavy workload. The lease is for 1.3 acres at \$5,100 per acre. The term is for ten years with one ten-year renewal with a ten percent rent increase. The property is used for parking of aircraft. All of the standard clauses are in this lease and it is a clear aviation operation. Operators are required to comply with the minimum standards set by the Aviation Commission.

Mr. Steinerd asked if this is a for profit business as the rent seems relatively low for an acre of land. Mr. Estefan said it is a for profit business and the operators provide a number of services on the field. Mr. Steinerd asked if it were safe to say that Audi is paying the same amount of dollars for half of the footage? Mr. Estefan said that Audi is a commercial lease much like Red Lobster or Olive Garden. Mr. Steinerd asked how the businesses make money? Mr. Estefan said they make their money through lessons, fuel sales and sales of aircraft.

Mr. Visconti made a motion to recommend approval of the Sadler Aircraft lease, contingent upon the final survey map from the Engineering Department. Seconded by Mr. Steinerd. Motion carried unanimously.

Respectfully submitted,

ROBERT RILEY, Chairman

MICHAEL STEINERD

FRED VISCONTI