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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: Curtiss Aero Lease

The Common Council Committee appointed to review the Curtiss Aero Lease met on July 14, 2004 at 7:35 P.M. in the Third Floor Caucus Room in City Hall. 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, the petitioners Ray and Pat Florczak and Council Member Joe Cavo, ex-officio.

Mr. Riley noted the positive recommendation from the Planning Commission. Attorney Pinter noted that the committee received the amended lease for additional time, revised rent and acreage. The final survey map has not been done by the Engineering Department due to the heavy workload. The lease is for ten years at \$5,100 per acre. The renewal option and all other conditions are the same.

Mr. Estefan described the parcel and said it would not affect the runway. Mr. Visconti said we do not know what the parcel is going to be. Attorney Pinter said the issue was if they were paying rent for property that they are not using. Mr. Steinerd asked how the City could make sure that all of the land in question is being paid for? Attorney Pinter said it is likely that there is some land on which rent is being paid simply because of omission. We now know that all of the land will be paid for by someone. All leases are identical and clears up the questions as to what is being paid and what is not being paid.

Mr. Steinerd asked what the rent payment was before the increase in land? Attorney Pinter said it was \$1,700 plus the CPI for one-third of an acre. Mr. Visconti asked if the committee were to recommend approval of the lease as written, what is the possibility of problems in the future? Mr. Pinter said there might be a problem if Curtiss Aero declined to sign the lease or if the survey map shows something unanticipated. Mr. Steinerd noted that if this lease is not approved, the prior lease continues.

Mr. Visconti made a motion to recommend approval of the lease as proposed, subject to the completion of the site map by the Engineering Department. Seconded by Mr. Steinerd. Motion carried unanimously.

Respectfully submitted,

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ROBERT RILEY, Chairman

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MICHAEL STEINERD

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FRED VISCONTI