



Agenda

Board of Directors Meeting - #268

August 18, 2021
4:00 P.M.

1. Minutes of July 21, 2021 Attached
2. Executive Director's Report Mr. Sean Scanlon
3. Chairman's Report Mr. John Picard
4. Audit and Finance Committee Mr. Kevin Arnold
5. Reports and Action Items:
Airport Manager's Report Mr. Felipe Suriel
6. Other Business
 1. Discussion of trade secrets and financial information given in confidence and attorney-client privileged communication, both related to draft Facility Lease between the Authority and Avports, LLC.

In Executive Session pursuant to Connecticut General Statutes Section 1-200(6)(E) and Section 1-210(b)(5) and Section 1-210(b)(10).
7. Public Comment
8. Adjournment



Airport Authority Board of Directors

Minutes of July 21, 2021

Via Teleconference: John Picard, Kevin Arnold, Peter Leonardi, David White, Serena Neal-Sanjuro, Joe Ginnetti, Rich Jacob, Gerald Weiner, Matt Hoey, Anthony Verderame, Karen O'Connell, Vin Petrini, Dan Adams

Directors Absent: Mark Sklarz

Others in Attendance: Sean Scanlon, Jaime Daly, Jeremy Nielson, Felipe Suriel, Mark Zaretsky, Evan Warren, Peter Kirsch, Brett Simon, Suyash Raiborde, Eliot Jameson, David Reger, Hugh Manke, Bryan Hoffman, Johnson Chang-Fong, Michael Cerulli, East Haven Mayor Carfora

Chairman John Picard called the meeting to order at 3:05 PM.

1. Meeting Minutes

A motion to approve the meeting minutes from June 16th. Peter Leonardi made the motion which was seconded by Matt Hoey. The Chairman declared the motion adopted unanimously.

2. Executive Director's Report

- Sean Scanlon reported that the CAA board approved the \$1.5 million subsidy that was owed to us on FY 2021 which started on July 1, 2020, and they will give us the FY 22 subsidy an amount to be determined depending on the progress made with private investment.
- Our load factor for the month of June was 73% and 81% for the second half of the month. These are some of the highest numbers in quite some time. We expect the numbers to continue to improve.
- We are in the process of getting the permits from the city for the construction on the west terminal. We have not gotten all the permits yet. Once we get the permits, we will sign a construction contract to make sure the terminal upgrades are ready for Avelo.
- We have submitted the city lease agreement to extend our lease for 43 years to the Board of Alders. The first hearing will be early August in the finance committee,

and we expect the Board of Alders to consider that agreement sometime in September.

- We have had two public meetings, a general catch-all meeting with me and Mayor Elicker where we answered questions for two hours. The next week we had a meeting on traffic which was switched to zoom since we had a lightning storm. Well over 100-150 people attended.
- We had a flooding event from tropical storm Elsa. The reports on the news were a bit exaggerated. We had a very high amount of rain in a short time along with a coinciding high tide. We closed the tide gate to prevent any neighborhood flooding from the tidal surge. The crew worked hard to return the water level to normal from the tidal surge. This blocked the water that normally would drain from the airport surge. We had the regular flight arrival later that day, with a normal departure the next day.
- Avelo should be making an announcement in the next 2-3 weeks of the destinations they are planning to serve. I get a lot of questions about this subject every day but don't know the destinations myself. The airline has been doing well on the west coast.
- Our 90th anniversary for the airport will be next month and we are planning to have an event. Stay tuned for more information on when that will be.

Matt Hoey asked Sean Scanlon if there are any concerns about the lease extension from the Board of Alders. Sean stated that he has been communicating with several Alders and leadership and is open to any questions from them. This is the first step in the process but not the last.

Sean introduced intern Michael Cerulli, UConn student, has been working with him to go door to door in the neighborhood to talk about the future of the airport. We have been enjoying the hospitality of the neighborhood and the large support of the community.

Matt Hoey also asked about the impact of the recent terminal flooding and any future mitigation. Sean stated that he has been working on a solution as part of the environmental assessment. People have mentioned that the airport is the catch basin of the area and as such it benefits of the neighborhood as a holding area for neighborhood flood water.

Following a question from Daniel Adams, Sean explained that we received three rounds of funds from the FAA which included CARES Act, CRSSA, and American Rescue Plan which would be provided directly to us. Kevin Arnold reported that these funds will be used over the next 12 months. The state subsidy will include a condition that FY 22 will



be the last year of the state subsidy. I am not sure that the CAA board can do that, but it will be something that will be revisited when the time comes.

3. Chairman's Report

John Picard thanked Sean and Michael for their efforts on reaching out to the neighborhood to talk about the airport.

4. Audit and Finance

Kevin Arnold reported the following on audit and finance:

- We have two months to report, May and June. The expenses/revenues that are pretty much on par with what is going on with American. We have a net of about \$64,000 in the black and YTD almost \$144,000. For the month of June which is the end of the fiscal year, the legal bills have been so far at \$279,000 due to the complexity of the infrastructure deal going on. We feel good about the \$335,000 YTD ending in the black.

5. Report and Action Items

Airport Manager's Report:

Jeremy Nielson reported on the following items:

- We just finished our annual FAA airport certification inspection. We had small items to address which were addressed on the spot. We have some fueling items to resolve which should be completed by the end of the month.
- During the flood we monitored the water levels. We did have some ponding on some taxiways, but the runway did not have any standing water.
- Our Operations Manager Alicia Seremet has taken a new job in the aviation industry. She has moved on to another job in Colorado working with a company that works with Denver airport. We are in the process of looking for her replacement. David Reger along with Felipe's leadership will be taking charge of Operations department for the time.
- We have several positions that will need to be filled. We are working with New Haven Works and Workforce Alliance to look for potential candidates.
- The audit is coming up and we will be working with Solakian and Bixby.
- We are also working on getting ready for the upcoming snow season which includes equipment and personnel readiness.

6. Other Business



Chairman John Picard called for a motion to enter into Executive Session pursuant to Conn. Gen. Statutes Sec. 200(6)(D), Sec. 200(6)(E) and Conn. Gen. Statutes Sec. 210(b)(1) and (b)(5) and (b)(10) – Attorney-client Privileged communications regarding discussion of the Draft Facility Lease between the Authority and the developer.

Attendees invited to the Executive Session were attorneys Suyash Raiborde, Brett Simon, Hugh Manke, and Peter Kirsch representing the authority. Matt Hoey made a motion seconded by Serena Neal-Sanjuro to go into Executive Session at approximately 3:32 PM. The motion was unanimously adopted.

Board members returned from the Executive Session at approximately 5:06 PM. No votes were taken during the Executive Session.

7. Public Comment:

Ms. Lorena Venegas emphasized the need for more communications for the East Haven residents. Ms. Venegas stated that open communications is at the top of the list including traffic and flooding of Hemingway and other areas. Sean Scanlon informed Ms. Venegas that there will be public meetings to discuss many of the resident concerns in the coming months.

8. Adjournment:

Chairman John Picard entertained a motion to adjourn. Dan Adams made the motion seconded by David White. The Chairman declared the motion adopted and the meeting was adjourned at approximately 5:06 PM.

Respectfully submitted-

Felipe Suriel- Assistant Airport Manager