



TWEED NEW HAVEN AIRPORT AUTHORITY
REGULAR MEETING - HYBRID
BOARD OF DIRECTORS
BOARD MINUTES OF JUNE 12, 2024

BOARD MEMBERS IN ATTENDANCE

Matthew T. Hoey III, Robert H. Reed, Linda Hennessey, Serena Neal-Sanjurjo, Carlos Eyzaguirre, Mark Sklarz, Joseph Ginnetti, Ken Dagliere, David White, Jesse Phillips, Richard Jacob, Michael Fimiani, and Mark Scussel Sr.

BOARD MEMBERS ABSENT

Ray Pompano

OTHERS IN ATTENDANCE

Tom Rafter, Jeremy Nielson, Malena Zanjani, Hugh Manke, Eliot Jameson, Felipe Suriel, Gloria Bellacicco, Katherine Bennett, Michael Jones, Salvatore DeCola, Sandra Reiners, Susan Bryson, J. Phillips, Steven Wight, Tim Sullivan, Peter Leonardi, Aaron Goode, David Reger, Lorena Venegas, Michael Jones, Toni Lorenti, Mark Lewandowski.

There were also two members of the public present, but their names were inaudible.

BOARD MINUTES OF JUNE 12, 2024

Chairman Matthew Hoey opened the meeting at approximately 3:03 PM. He noted that this June 2024 meeting, originally scheduled for June 19th was rescheduled and moved up by one week from its usual date due to the Juneteenth holiday.

1. MINUTES OF MAY 15, 2024

Mr. Hoey moved to approve the minutes from the regular Board Meeting held on May 15, 2024. His motion was supported by Mr. White and seconded by Ms. Hennessey. With no further questions or comments the minutes were unanimously approved by all in attendance.

2. CHAIRMAN'S REPORT

Chairman Hoey provided a brief report, highlighting two main points. First, he congratulated Avelo and the entire HVN team on the inaugural flights to new destinations, bringing the total number of destinations to 26. Second, he mentioned the Alderman Sal Dicola's meeting held last week at Nathan Hale School in New Haven, noting the positive feedback he received about the community's opportunity for true engagement. He also acknowledged Andrew King for his successful role as the event's MC.

3. EXECUTIVE DIRECTOR'S REPORT

THNAA BOARD MINUTES

Mr. Rafter began by thanking Chairman Hoey and acknowledging Andrew King's excellent job at the recent Alder's meeting. He expressed appreciation for the support from the Mayor of New Haven, City departments, and Avelo. Mr. King will provide further details on the follow-up to community concerns, highlighting the engaged community and the tracking process for addressing these issues.

Mr. Rafter mentioned a resolution on the agenda for an Economic Impact Analysis to be performed by Fred Cartensen from the University of Connecticut, expected to be completed by mid-September. He noted a budget adjustment to accommodate this study, which will be discussed in the Finance agenda item.

Two other resolutions on the agenda included a \$10,000 change order request for Fucci Construction to complete their project and address punch list items, and a contract for airfield painting and markings. He also updated the Board on Ms. Zanjani's correspondence to the appointing entities for Board members, requesting reappointment or replacement of members whose terms expire at the end of June. He welcomed the newly appointed member Kevin Rocco from New Haven, replacing Mr. Ellis.

Mr. Rafter reported on initial traffic statistics for March, noting 48,598 enplanements, a 5% decrease from last March. However, fiscal year-to-date enplanements are up 6%, and for the twelve-month period, they have increased by 14%.

Mr. Hoey asked for any comments or questions for Mr. Rafter and invited Andrew King to comment on the Alder's meeting.

Mr. King provided an overview of the Alder's meeting, noting its success in addressing community concerns and emphasizing the importance of tangible results. He mentioned that the meeting's video and a list of issues discussed are now available on the Community Update page at flytweed.com. Issues raised included low-flying flights, noise monitoring, and traffic problems on Fort Hale Road.

Mr. Nielson updated the Board on contact with Westchester County Airport regarding their noise monitoring program and a potential partnership with Envirosuite for noise and environmental monitoring. He outlined plans for portable monitors and other solutions to address community concerns.

Mr. King discussed additional community concerns, such as traffic on Fort Hale Road and the suggestion to add HEPA filters to houses around the airport. He highlighted ongoing efforts to address these issues, including coordinating with city departments and Avports.

Mr. Nielson confirmed discussions with the fuel provider about adjusting the route for fuel trucks to minimize disruption in residential areas and reiterated the importance of safe operations near schools and parks.

Mr. King mentioned upcoming meetings with air traffic control to address concerns about private planes' flight paths and other operational issues. He noted that an Air Traffic Control (ATC) meeting has been scheduled for July 9th with the community. The meeting details will be announced soon. This meeting aims to provide a platform for addressing and discussing these concerns with the community.

Mr. King also noted efforts to manage car idling and improve traffic flow around the airport.

Mr. Nielson provided information about a new website, HVNsound.com, for monitoring airport noise, expected to be functional by June 30th, with a fully interactive noise contour map available by mid-July.

THNAA BOARD MINUTES

Mr. King announced Avports' commitment to transitioning to electric vegetation control systems to reduce emissions and improve environmental impact. Mr. Nielson elaborated on the purchase of battery-powered equipment for vegetation control and plans to continue exploring more sustainable options.

Mr. Dagliere raised concerns about Uber drivers idling in residential areas and suggested a more aggressive approach to managing this issue. Mr. King acknowledged the concern and agreed to investigate more vigilant management of Uber drivers.

→ **Action Item: Mr. King agreed to investigate more vigilant management of Uber drivers.**

Mr. Jacob sought clarification on the difference between portable and permanent sound monitoring systems. Mr. Nielson explained that Jones Payne manages the residential sound insulation program and described the noise monitoring plans, including the use of portable systems for flexible deployment and data management.

Mr. Hoey asked if there were any other questions on this topic and, hearing none, moved on.

4. FINANCE COMMITTEE REPORT

APRIL 2024 FINANCIALS

Ms. Neal-Sanjurjo gave Mr. Rafter the floor to present the financial report for the period ending April 30, 2024.

For the Airfield, April revenues, excluding the lessee subsidy, totaled \$163,740, which was \$12,953 over budget. The actual subsidy was below budget by \$143,267 for the month. Year-to-date (YTD) revenues, excluding the \$1,854,973 subsidy, were \$429,984 against a budget of \$324,709, resulting in \$105,275 better than budgeted. Actual expenses for April came in under budget by \$130,313, and YTD expenses are below budget by \$1,109,832.

For the Admin, April revenues were above budget by \$2,565, with YTD revenues better than budget by \$20,785. Admin expenses for the month were \$3,143 under budget, and YTD they are \$76,679 below budget. The actual net result for the Admin Fund in April was a positive \$3,038.

On the Balance Sheet, the fund balance at the end of this period is \$217,480. Overall liabilities and fund balances are \$9,580,993.

FY25 BUDGETS (AIRFIELD & ADMIN)

Mr. Rafter provided a brief overview of the updated budgets for admin and airfield. He noted that the latest version of the Admin and Airfield budgets for FY25 is included in the packet. There has been one change to the Admin budget, which is the addition of a \$57,585 expense for the Economic Impact Analysis. Given this information, Mr. Rafter respectfully requested approval of the FY25 Admin and Airfield budgets as submitted in the packet.

Mr. Hoey thanked Mr. Rafter and invited questions. Mr. Scussel acknowledged receiving most of his answers but expressed concern about approving a budget that shows a deficit. Mr. Rafter addressed this concern, explaining that, according to their accountant, it is not unusual to have a deficit, and assured that there are sufficient funds in various accounts, including the contingency line, to cover it.

Mr. Hoey clarified that while Mr. Scussel suggested taking measures now, they are following the advice of their auditors and financial experts, which allows for a budget deficit in the adopted budget. Mr. Rafter confirmed this.

THNAA BOARD MINUTES

Mr. Scussel recommended adding a note to the budget to reflect this, which Ms. Neal-Sanjuro agreed with.

→ **Action Item: Mr. Rafter to add a note to the FY25 Admin and Airfield budgets indicating that the budget shows a deficit but is in accordance with the advice of auditors and financial experts.**

Mr. Hoey asked if there were any other questions about the budget. Hearing none, he called for a motion to adopt the FY25 Admin and Airfield budgets as presented, with the inclusion of a note as recommended by Mr. Scussel, stating that the budget shows a deficit but is in accordance with the advice of their auditors and financial experts.

The motion was made by Mr. White and seconded by Mr. Dagliere. The motion was approved unanimously by all in attendance.

Mr. Hoey thanked Mr. Rafter and Mr. Nielson for their work on the budget, reflecting on how they used to have a finance subcommittee that worked closely on the budget and expressing gratitude for having professionals manage it now.

There were no further questions regarding the Finance Committee Report.

5. AIRPORT MANAGER'S REPORT

AIRFIELD OPERATIONS

Mr. Nielson provided a brief overview of key points regarding Airfield Operations.

The transition to F3 foam from AFFF is progressing well, with a deadline set for September 25th. On May 31st, a meeting was held with DEEP to ensure alignment with the transition process. DEEP confirmed their support and noted that the airport is one of the first entities in the state to make this transition, making it a learning experience for all involved. State grant funding opportunities are being pursued to support the costs associated with the cleanout and disposal process.

Airfield painting is on schedule, to be completed by June 30th. Additionally, Robinson Aviation is pursuing the installation of a temporary fuel farm with all necessary safety measures. This project is currently under FAA review and will proceed to obtain the required permits from the town of East Haven once approved.

Mr. Dagliere inquired about the timeline for refurbishing the runway, specifically regarding tarring or other maintenance to address normal wear and tear. Mr. Nielson responded that the runway refurbishment is still in the permitting process, and it is premature to provide a firm timeline. Weekly calls with the FAA are ongoing to finalize the layout and configuration of the runway. While the plan continues to move forward as stated in the EA, there are some slight variations, and no firm timeline is available at this time.

Mr. Dagliere suggested notifying neighbors in advance once the runway work is scheduled, particularly because the work is expected to take place late at night or early in the morning. He emphasized the importance of giving a heads-up to avoid alarming the community. Mr. Rafter agreed, noting that the runway project is likely 9 to 12 months away due to permitting, design, and financing considerations. He concurred that community communication will be crucial when planning the construction phase.

No further questions were raised on the airfield side.

6. LESSEE'S REPORT – THE NEW HVN LLC

THNAA BOARD MINUTES

THE NEW HVN LLC

Mr. Nielson provided an update for The New HVN, LLC. In addition to pursuing battery-powered equipment, they are exploring the use of goats and sheep for vegetation control. Although conversations with shepherds showed enthusiasm, logistical and insurance liability issues have made this option unsuitable. Mr. Nielson stated that they would continue to search for other interested parties.

Mr. Nielson also announced that The Grazing Goat, a new concessionaire, will soon open at gate one near the jet bridge. The construction is nearly complete, and the concessionaire is expected to open by the end of the month, offering craft beer, wine, and appetizers. Additionally, automated retail vending machines, like those found in larger airports, will soon be installed. These machines will offer travel accessories, electronics, books, and other items. Mr. Nielson also mentioned the potential addition of food trucks at the terminal to provide waiting passengers and their parties with more options. Mr. White inquired if the jetway would be accessible when The Grazing Goat is operational, and Mr. Nielson confirmed that it would be.

With no further questions, Mr. Hoey moved on.

7. REPORTS AND ACTION ITEMS

Mr. Hoey introduced discussions around the resolution items on the agenda. He read aloud the first and last paragraphs of each resolution.

RESOLUTION #611: APPROVAL OF A SPONSORED RESEARCH AGREEMENT WITH THE UNIVERSITY OF CONNECTICUT TO PERFORM AN ECONOMIC IMPACT ANALYSIS FOR THE TWEED NEW HAVEN AIRPORT

Mr. Hoey introduced Resolution #611, which seeks approval for a Sponsored Research Agreement with the University of Connecticut to perform an Economic Impact Analysis for Tweed New Haven Airport. Mr. Reed motioned for approval, and Ms. Hennessey seconded.

Mr. Scussel questioned how the value of the analysis was determined, expressing that it seemed unusual. Mr. Rafter clarified that the pricing was established through a procurement agreement approved by the Attorney General, utilizing the REMI model, which typically costs over \$100,000. However, due to a license, the University of Connecticut can offer it at a more reasonable rate.

Mr. Jacob confirmed that Fred Carstensen would perform the work and inquired about intellectual property rights, ensuring that the Airport Authority would have full rights to use the results. Mr. Rafter affirmed that the agreement covers this aspect and pointed to the relevant section detailing the rights and data sponsor's use.

Mr. Scussel pointed out a discrepancy in the document regarding the effective dates, which should be corrected to reflect June 12th. He also noted that the acronym CCEA (Connecticut Center for Economic Analysis) should be spelled out within the document and suggested that impacts on both East Haven's and New Haven's grand lists should be mentioned.

Ms. Neal-Sanjuro agreed with the corrections, and Mr. Scussel added that a draft report is expected by August 15th, with comments due by August 21st to support a final report by August 31st. He recommended receiving a status update in mid to late July. Mr. Hoey agreed and asked Mr. Rafter to arrange this with Fred Carstensen, to which Mr. Rafter consented.

Mr. Hoey proposed waiving the reading of the entire resolution and proceeded to read the concluding paragraph:

THNAA BOARD MINUTES

"NOW THEREFORE BE IT RESOLVED that the Tweed New Haven Airport Authority approves a Sponsored Research Agreement with the University of Connecticut in the amount of \$57,585.00 to perform an Economic Impact Analysis for the Tweed New Haven Airport and authorizes execution of said Agreement by the Chairman or Vice Chairman on behalf of the Authority."

With no questions, Mr. Hoey called for a vote, asking all in favor to signify their approval. The motion carried unanimously, marking the resolution's approval by the Board with the suggested modifications to the contract.

→ **Action Item: Mr. Rafter to make suggested modifications to Economic Impact Analysis agreement.**

RESOLUTION #612: APPROVAL OF AGREEMENT WITH SAFETY MARKING INC. FOR AIRFIELD PAINTING

Mr. Hoey introduced Resolution #612, which seeks approval of an agreement with Safety Marking, Inc. for airfield painting.

Mr. Rafter provided background information, explaining that state departments and the FAA previously funded this requirement, but it has now become an operating cost for the airport. He noted that under Part 139, the airport must adhere to specific standards for airfield markings, which need to be redone annually. Mr. Scussel asked if the agreement also includes the removal of rubber deposits, to which Mr. Nielson confirmed that it does, as necessary.

Mr. Hoey called for any additional questions or comments. Hearing none, he requested a motion to approve the agreement with Safety Marking for airfield painting. Mr. White motioned, and Mr. Fimiani seconded.

Mr. Hoey sought the Board's permission to waive the reading of the entire resolution and proceeded to read the concluding paragraph:

"NOW THEREFORE BE IT RESOLVED that the Tweed-New Haven Airport Authority approves the contract agreement with Safety Marking, Inc. for the Airfield Painting in the amount of \$143,645.00, and the Chairman, Vice Chairman, Secretary, or Treasurer is authorized to execute said contract on behalf of the Authority."

The motion was unanimously approved by all present, both on Zoom and in the room.

RESOLUTION #613: APPROVAL OF CHANGE ORDER NO. 07 FOR THE CONSTRUCTION CONTRACT WITH C.J. FUCCI CONSTRUCTION, INC., FOR THE REALIGNMENT OF TAXIWAYS A, F AND G & DITCH MAINTENANCE AIP PROJECT NO. 3-09-0013-061-2021

Mr. Hoey introduced Resolution #613, seeking approval of Change Order No. 07 for the construction contract with C.J. Fucci Construction, Inc. This pertains to the realignment of Taxiways A, F, and G, and ditch maintenance under AIP Project No. 3-09-0013-061-2021. Mr. White motioned for approval, and Ms. Hennessey seconded.

Mr. Scussel asked about the additional scope of work included in the change order. Mr. Nielson explained that it includes cleaning out culverts that have accumulated soil erosion since the project's completion. Additionally, there is a need for some reseeding, as the waterways have become built up, causing a backup of rainwater. The goal is to restore these areas to their pre-construction condition.

Mr. Hoey invited any further comments or questions. Hearing none, he called for a vote. The resolution was unanimously approved by all present, both on Zoom and in the room.

There were no other reports, resolutions, or action items to discuss.

THNAA BOARD MINUTES

8. OTHER BUSINESS

Mr. Hoey initiated Other Business, by asking Mr. Reed for an update on the Design Subcommittee. Mr. Reed reported that all members of the Design Subcommittee had completed and submitted their NDAs. The next step is to convene the subcommittee with Michael Jones to map out the subsequent actions.

Mr. Hoey opened the floor for comments or questions. He then brought up a recent RFP for bond counsel issuers, noting that there were questions regarding the distribution and responses. Ms. Neal-Sanjuro highlighted the need for inclusive solicitation practices in New Haven, which prompted a review of whether the RFP process met those standards. The legal team will assess the situation to determine if a re-issuance of the RFP is warranted. Mr. Reed added that East Haven has similar minority inclusion guidelines, which should also be considered. Mr. Dagliere suggested that future RFPs should be advertised in minority newspapers and social media to ensure that the minority business community is aware of these opportunities. Mr. Hoey agreed and mentioned that a Bylaws Committee, once formed, should incorporate these practices to align with municipal guidelines. Mr. Rafter noted that procurement procedures are being updated to improve outreach. Mr. Hoey acknowledged the specialized nature of bond counsel work and the limited number of firms that provide these services, indicating that standard channels might not reach a diverse audience. Further updates will follow.

→ **Action Item: Mr. Rafter to update at the next meeting regarding if RFP reissuance is applicable.**

Mr. Dagliere asked for an update on the court issue regarding the appeal. Hugh Manke, Legal Counsel, provided an update, stating that the record is complete, and both Avports and the Authority are admitted as interveners. They are now waiting for the petitioners' comments on the record. The process is expected to progress in the next 30 days, with pleadings likely completed by early fall. Mr. Hoey thanked Mr. Manke and opened the floor for any additional questions or comments.

Mr. Phillips mentioned his interest in assisting with the procurement issues discussed earlier, noting his relevant experience at the Greater New Haven Chamber of Commerce. Mr. Hoey welcomed his offer to help, indicating that Mr. Rafter would appreciate the support.

Mr. Hoey asked if there was any further business. Hearing none, he moved the meeting on to public comment.

9. PUBLIC COMMENT

KATRINA YOXALL – NEW HAVEN, CT

**Note: The beginning of this comment was not clearly audible, including first and last name details. Please email the correct spelling to mzanjani@flytweed.com, and I will update the minutes accordingly to ensure accuracy.*

Ms. Yoxall focused on the issue of traffic and idling cars, alleging that vehicles have been idling for over an hour on Fort Hale Road and Burr Street, exposing residents to fumes. Ms. Yoxall noted that idling vehicles are a recurring issue, particularly in residential areas where street parking is not restricted. She also expressed concerns about residents feeling forced to stay indoors due to the fumes. Ms. Yoxall inquired about the Economic Impact Analysis model mentioned during the meeting, which Mr. Hoey identified as the REMI model. Additionally, Ms. Yoxall voiced her opposition to making Fort Hale a one-way road, suggesting that it would only divert traffic problems to her street and others. She commented on the deterioration of Fort Hale Road due to high traffic volumes from the airport, beaches, restaurants, and the lighthouse area, making it difficult to access the neighborhood at times. She concluded by thanking the Board for their time.

THNAA BOARD MINUTES

CINDY CAPORIS – EAST HAVEN, CT

**Note: The beginning of this comment was not clearly audible, including first and last name details. Please email the correct spelling to mzanjani@flytweed.com, and I will update the minutes accordingly to ensure accuracy.*

Ms. Caporis expressed several concerns regarding the potential impact of airport expansion on traffic and noise in her area. She mentioned feeling landlocked due to existing traffic near her home and questioned how much more traffic the airport expansion would generate, particularly since she believes East Haven may be the primary access route. Ms. Caporis also raised issues about noise from planes flying over her house, despite being three miles away from the airport. She noted that the noise forces her to keep her windows closed and use air conditioning all summer, leading to higher electricity bills, and questioned whether she would receive any compensation for this inconvenience. Additionally, Ms. Caporis inquired about the potential impact of runway extension on visibility in foggy conditions. She expressed environmental concerns about the destruction of wetlands and estuaries due to airport expansion, urging the Board to consider the human and environmental costs.

GLORIA BELLACICCO – NEW HAVEN, CT

Ms. Bellacicco expressed her appreciation for the previous speaker's focus on protecting the environment. She then shared her positive feedback on the recent Alder's Community meeting, noting that it was the best one yet. She praised the format and Andrew King's idea of letting the community determine the meeting structure. However, she found it distracting when audience members yelled or talked from their seats and suggested that future meetings enforce better adherence to the rules. Ms. Bellacicco appreciated the presence of various department representatives on the panel, acknowledged that some community issues were addressed, and emphasized her intention to hold the authorities accountable for their promises. She also requested that a representative from the FAA be invited to the next community meeting to participate in the discussions. She commended Andrew King for his availability and responsiveness to community questions, encouraging others to reach out to him for answers. Additionally, she requested better identification of speakers during Zoom meetings, as she finds it challenging to recognize all participants.

SANDRA REINERS – BRANFORD, CT

Ms. Reiners commented on the recently passed resolution concerning the economic impact analysis. She recalled that economic development was a key motivation for the airport expansion plan discussed by politicians two years ago. Ms. Reiners emphasized that economic development encompasses more than just employment and suggested that the scope of the project should be broadened to include the development of the local community and region. Quoting a brief definition from Wikipedia, she highlighted that economic development is about improving the economic well-being and quality of life of a nation, region, or local community according to targeted goals and objectives. She urged the Board to expand the study to consider how the Authority and experts believe the development plan will enhance various sectors within East Haven, the annex of New Haven, and the center of New Haven.

SUSAN BRYSON – BRANFORD, CT

Ms. Bryson raised several concerns regarding the environmental impact of increased airport activity. She emphasized the importance of being precise about assessing the impact on the neighborhood and questioned the benefits that justify the effect on people and the environment since 2021. Ms. Bryson acknowledged the recent community meeting as the best yet, noting that attendees felt heard which improved the discussion. However, she reiterated a fundamental question from the community: why expand a large airport in a small neighborhood? She had specific questions regarding PFAS. She requested an update at the next meeting on the status and results of

THNAA BOARD MINUTES

the study on marine life contamination and asked if the study could be expanded to include PFAS presence on land and in the air. Ms. Bryson also expressed concerns about the use of leaded fuel by single-engine planes at the airport. She questioned the monitoring efforts, environmental agency oversight, and whether lead levels in the community, particularly in nearby schools and homes, have been or will be tested. She highlighted the health risks of lead exposure, especially for children.

After Ms. Bryson's comment, the following responses were noted: Mr. Hoey acknowledged that there will be answers to the questions raised by Ms. Bryson. Mr. King added that before the meeting, he spent time calling residents and conducting basic interviews to gather the questions they would like to discuss. This was done to give experts an idea of how to focus their study. Mr. King mentioned that he has an Excel spreadsheet with all the questions, including seven or eight submitted by Ms. Bryson. While the focus is on questions from the Alder's Meeting, the remaining list of questions will be addressed soon.

TONI LORENTI – MERIDEN, CT

Captain Toni expressed their concerns regarding the frequent opposition to the airport, characterizing it as a manipulation of public time. Captain Toni emphasized the importance of providing the public with accurate information and commended Andrew King and others for their efforts to answer questions fairly and reasonably. They suggested that misleading commentary should be removed from the public domain. Regarding the recent community meeting, Captain Toni observed that it took place without interruption from aircraft noise. They mentioned that the meeting, held at a school, was not disrupted by airplane operations. Captain Toni concluded by acknowledging the efforts made during the meeting and thanking the Board for their work.

10. ADJOURNMENT

With no further business to discuss, Mr. Hoey called for a motion to adjourn the meeting. Mr. Fimiani proposed the motion, and Mr. Reed seconded it. The Board members unanimously agreed, and the meeting was adjourned at approximately 4:16 PM. The next meeting will be held on July 17, 2014.

ACTION ITEM SUMMARY

- **Action Item: Mr. Rafter to make suggested modifications to Economic Impact Analysis agreement.**
- **Action Item: Mr. King agreed to investigate more vigilant management of Uber drivers.**
- **Action Item: Mr. Rafter to add a note to the FY25 Admin and Airfield budgets indicating that the budget shows a deficit but is in accordance with the advice of auditors and financial experts.**
- **Action Item: Mr. Rafter to update at the next meeting regarding if RFP reissuance is applicable.**

MINUTES PREPARED AND SUBMITTED BY

Malena Zanjani

June 20, 2024