

Michelle Muoio Manager
Sikorsky Memorial Airport
1000 Great Meadow Rd.
Stratford, CT 06615

Sent via email to Michelle.Muoio@Bridgeportct.gov

May 27, 2020

RE. June 2, 2020 Airport Commission meeting Agenda item 5.

Dear Michelle;

We, NE Hangar Development LLC, are writing to you in advance of the Airport Commission meeting noticed as follows:

From: "Muoio, Michelle" <Michelle.Muoio@Bridgeportct.gov>

Date: May 26, 2020 at 2:31:10 PM EDT

Subject: June 2020 Airport Commission Meeting

The next Airport Commission meeting is slotted for Tuesday, June 2nd, 2020 @ 4:30 pm and will be conducted using Zoom. The public may listen to the meeting by dialing (888) 475-4499 and entering Meeting ID # 977 8036 4062.

AGENDA:

- 1. Approval of the Airport Commission Meeting Minutes of May 5, 2020.**
- 2. CT Air and Space Center Museum Status Update**
- 3. Approval of Lease Assignment**
- 4. Airport Manager's Report**
- 5. Approval of Airport Access Changes**
- 6. Approval of Draft Airport Minimum Standards**

Meeting materials are still being developed and will be available shortly. Thank you in advance for your time.

While we understand that temporary emergency measures were taken approximately three months ago as the result of damage to the EMAS at the end of runway 6/24, our legal right of access as tenants under the lease with the City of Bridgeport must be restored.

Article 1. a. (iv) of the lease provides:

During the Term of this Lease, Tenant, and any Subtenants, and their respective employees, agents, contractors, customers and invitees **shall have a non-exclusive right to use all Airport taxiways and runways; a non-exclusive right of vehicular access to and from access road**

shown on Exhibit A, over and across all public and private Airport roads (as the same may hereafter be relocated or constructed); as well as any easements or licenses over and across Airport property which may be necessary to bring utilities to the Leased Premises, and a non-exclusive right to use all Airport parking areas and all other facilities intended for the general use of all Airport tenants. If requested to do so by Tenant, City, as fee owner, shall grant easements to utility companies to provide utilities to the Leased Premises. **The Tenant shall be responsible for the positioning and maintenance of the electric gate at the entry road (Exhibit A); however, Landlord shall maintain the electric cards, the card reader and the software for same and may charge a reasonable fee in connection with card transfer or replacement directly to subtenants or licensees. Tenant shall coordinate with Landlord for facility for monitoring same.**

We have taken measures additional measures on the South Ramp to beef up safety by installing 4 high definition cameras at an expense of \$5,485.00. Please see attached invoice and sample photos of security footage. One camera records vehicles or other traffic coming through the newly- installed gate and the other 3 cameras cover the incoming roadway facing 6/24 and the top area of the our ramp.

We will be participating in the meeting (listening mode only) and will be happy to field any staff questions in advance of the meeting.

It is our expectation that we will continue working together in a productive manner to address safety concerns that effect all of us.

Please don't hesitate to reach out to me.

Very truly yours,

Eugene McGarry
NE Hangar Development LLC (Tenant)
South Ramp
(203) 231-3222

Cc: Gene Shapiro, member
Heather Brown Olsen, Esq.