

**DRAFT MINUTES OF THE  
CONNECTICUT AIRPORT AUTHORITY  
ECONOMIC ASSET DEVELOPMENT COMMITTEE  
MONDAY, APRIL 15, 2019, 12:00 PM  
BRADLEY INTERNATIONAL AIRPORT – ADMINISTRATION CONFERENCE ROOM  
WINDSOR LOCKS, CONNECTICUT**

**MEMBERS PRESENT:**

J. Scott Guilmartin, Chair  
Peter B. McAlpine (Treas. Wooden's designee)  
Matthew J. Kelly  
Beatriz Gutierrez (Commr. Lehman's designee)  
(at 12:07 PM)

**STAFF PRESENT:**

Kevin A. Dillon, A.A.E. (at 12:16 PM)  
Michael Shea  
Sharon Traficante  
Theodore Minch  
Alex Peterson

**OTHER BOARD MEMBERS PRESENT:**

Tony Sheridan (at 12:25 PM)

**1. Call to Order:**

Committee Chair Guilmartin called the meeting to order at 12:02 PM.

**2. Approval of Minutes:**

**(a) January 16, 2019 Economic Asset Development Committee Meeting.**

Mr. Kelly made a motion (Seconded: Mr. McAlpine) to approve the minutes from the January 16, 2019 Economic Asset Development Committee Meeting. **Voice vote – motion passed unanimously.**

**3. Executive Session:**

Mr. Kelly made a motion (Seconded: Chair Guilmartin) to go into Executive Session at 12:03 PM for the purpose of discussing the items listed below. **Voice vote – motion passed unanimously.** Mr. Shea, Ms. Traficante, Mr. Minch, and Mr. Peterson remained.

- (a) Discussion of Term Sheet (All About Foods Group, Negotiating Strategy Regarding Potential Acquisition or Lease of Property at Bradley International Airport).**
- (b) Discussion of Term Sheet (Faber BDL LLC, Negotiating Strategy Regarding Potential Acquisition or Lease of Property at Bradley International Airport).**
- (c) Discussion of Term Sheet (Natalie's Candy Jar, Negotiating Strategy Regarding Potential Acquisition or Lease of Property at Bradley International Airport).**
- (d) Discussion of Term Sheet (TAC Air, Negotiating Strategy Regarding Potential Acquisition or Lease of Property at Bradley International Airport).**

Ms. Gutierrez joined the meeting at 12:07 PM. Mr. Dillon joined the meeting at 12:16 PM.

The Board of Directors came out of Executive Session at 12:22 PM.

**4. Action Items:**

- (a) Consideration of and Action Upon Approval of a Term Sheet with All About Foods Group for Concessions Development at Bradley International Airport.**

- (b) Consideration of and Action Upon Approval of a Term Sheet with Faber BDL LLC for Concessions Development at Bradley International Airport.**
- (c) Consideration of and Action Upon Approval of a Term Sheet with Natalie's Candy Jar for Concessions Development at Bradley International Airport.**
- (d) Consideration of and Action Upon Approval of a Term Sheet with TAC Air for Hangar Development at Bradley International Airport.**

Mr. Kelly made a motion (Seconded: Mr. McAlpine) to recommend that the Board approve the four term sheets and authorize the Executive Director to negotiate and execute agreements based substantially upon the term sheets. **Voice vote – motion passed unanimously.**

Mr. Sheridan joined the meeting at 12:25 PM.

- (e) Consideration of and Action Upon Approval of an Agreement to Purchase Small Business Kiosks at Bradley International Airport.**

Mr. Minch provided an overview of the concept, location, pricing, and selected vendor for the project.

Mr. Kelly made a motion (Seconded: Mr. McAlpine) to recommend that the Board approve committing FY20 funds towards a purchase agreement for the construction and installation of small business kiosks at Bradley International Airport. **Voice vote – motion passed unanimously.**

## **5. Discussion Item:**

### **(a) Discussion of Economic Development Initiatives.**

Mr. Minch provided an update on other concessions and hangar developments, exploration of other developments on vacant parcels, work towards a Customs and Border Protection facility at Waterbury-Oxford Airport, and other developments at Waterbury-Oxford and Groton-New London airports.

Mr. Guilmartin discussed the potential of solar development at Windham Airport and stressed the importance of making a decision soon in light of potentially sunset state incentive programs.

## **6. Adjournment:**

Mr. McAlpine made a motion (Seconded: Mr. Kelly) to adjourn the Committee meeting at 12:36 PM. **Voice vote – motion passed unanimously.**