

Finance, Revenue and Bonding Committee JOINT FAVORABLE REPORT

Bill No.: Senate Bill 463

AN ACT CONCERNING AN ANALYSIS OF THE AVENUES TO MAXIMIZE THE
Title: VALUE OF CERTAIN STATE-OWNED REAL PROPERTY.

Vote Date: 4/5/2022

Vote Action: Joint Favorable Substitute

PH Date: 3/31/2022

File No.: 566

***Disclaimer:** The following JOINT FAVORABLE Report is prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and does not represent the intent of the General Assembly or either chamber thereof for any purpose.*

SPONSORS OF BILL:

Finance, Revenue and Bonding Committee

REASONS FOR BILL:

This bill requires the Capital Region Development Authority (CRDA) to conduct an analysis concerning the redevelopment of the Brainard Airport property, which includes identifying:

- governmental obstacles to redevelopment, ways to address the obstacles, and any associated costs;
- environmental obstacles to redevelopment, including any required testing, and the possible ways and costs to render the property environmentally developable; and
- the property's commercial, residential, and recreational development opportunities.

The bill also requires (1) CRDA to use consultants with expertise best suited to accomplishing the analysis and (2) the Connecticut Airport Authority (CAA) to assist and collaborate with CRDA. It also prohibits CAA from entering into and agreements or incurring obligations that would further encumber the property. The bill appropriates \$1.5 million to CRDA in Fiscal Year (FY) 23 for the analysis, which CRDA must submit to the Finance Committee by January 1, 2023.

RESPONSE FROM ADMINISTRATION/AGENCY:

[Kevin Dillon, Executive Director, Connecticut Airport Authority](#) opposed this bill, citing the economic benefits posed by Brainard Airport, as well as Federal Aviation Administration (FAA) airport-closure rules.

NATURE AND SOURCES OF SUPPORT:

[Amy Morrin Bello, State Representative, Connecticut General Assembly](#) supported this bill, saying it is important to consider the costs of redevelopment before any consideration of closing Brainard Airport.

[Luke Bronin, Mayor, City of Hartford](#) supported this bill, saying that the land is currently being underutilized and could be used for the economic benefit of the people and city of Hartford.

[Maria Alfonso, Resident, Wethersfield, Connecticut](#) supported this bill, citing environmental concerns associated with the property.

[Jason Diaz, Resident, Hartford, Connecticut](#) supported this bill, saying that he has never used Brainard, and that the airport does not pay a fair amount of taxes.

[Cynthia Greenblatt, Resident, Wethersfield, Connecticut](#) supported this bill, citing environmental concerns associated with the property.

[Pat Hayes, Resident, Wethersfield, Connecticut](#) supported this bill, citing noise-control and safety concerns associated with the property.

[Paula Izard, Resident, Wethersfield, Connecticut](#) supported this bill, saying that the land is currently being underutilized and could be used for economic benefit.

[Gloria McLean, Resident, Rocky Hill, Connecticut](#) supported this bill, citing environmental concerns associated with the property.

[Claire Meade, Resident, Wethersfield, Connecticut](#) supported this bill, citing declining needs for and operations at the airport.

[Paul Meade, Resident, Wethersfield, Connecticut](#) supported this bill, citing noise-control concerns associated with the property and saying that the land could be used for the economic benefit of the people and City of Hartford.

[Carolyn Owen, Resident, Wethersfield, Connecticut](#) supported studying the property to determine its best use.

[Rita-Ann Owen, Resident, Wethersfield, Connecticut](#) supported studying the property to determine its best use.

[Jennifer Regan-Lefebvre, Resident, Wethersfield, Connecticut](#) supported this bill, citing environmental concerns associated with the property and saying that the land could be used for the economic benefit of the people and City of Hartford.

[Thomas Regan-Lefebvre, Resident, Wethersfield, Connecticut](#) supported this bill, citing environmental concerns associated with the property and saying that the land could be used for the economic benefit of the people and City of Hartford.

NATURE AND SOURCES OF OPPOSITION:

[Mark Anderson, State Representative, Connecticut General Assembly](#) opposed this bill, voicing support for keeping the airport open.

[Tom Delnicki, State Representative, Connecticut General Assembly](#) opposed this bill, citing the jobs, revenue output, and existing services and businesses associated with the airport.

[David Michel, State Representative, Connecticut General Assembly](#) opposed this bill, citing opposition to overreach and environmental impact by developers.

[Tami Zawistowski, State Representative, Connecticut General Assembly](#) opposed this bill, in particular Section 1(d) which prohibits the Connecticut Airport Authority from extending current leases or executing new leases.

[Albertsen, Peter, Pilot, Resident, Simsbury, Connecticut](#) opposed this bill, citing the educational programs hosted at the airport, the economic benefits posed by it, and the ban on further investments by the Connecticut Airport Authority.

[Jason Archer, Chief Flight Instructor, Berkshire Aviation, LLC](#) opposed this bill, citing the educational programs hosted at the airport.

[Dave Armando](#) opposed this bill, citing the economic benefits posed by the airport.

[Scott Ashton, President and Chief Executive Officer, Aerox Aviation Oxygen Systems](#) opposed this bill, citing the economic benefits posed by the airport.

[Suzann Beckett, Attorney, Resident, Hartford, Connecticut](#) opposed this bill, citing the economic benefits posed by the airport.

[Doris Biney, Student, Middletown High School](#) opposed this bill, citing the educational programs hosted at the airport.

[Beth Brumberg, Pilot, Resident, West Hartford, Connecticut](#) opposed this bill, citing the educational programs hosted at the airport.

[Martha Burgoon Parish, Director, Hartford Brainard Airport Association](#) opposed this bill, citing the educational programs hosted at the airport, as well as FAA airport-closure rules.

[Frank Campanelli](#) opposed this bill, citing environmental concerns related to new development.

[Tom Charpentier, Government Relations Director, Experimental Aircraft Association](#) opposed this bill, citing his organization's frequent use of the airport.

[Supriyo Chatterjee, Business Consultant, West Hartford, Connecticut](#) opposed this bill, saying that another study on the matter is unnecessary.

[Christian Chokshi, Resident, Farmington, Connecticut](#) opposed this bill, citing the economic benefits posed by the airport.

[Dharmendra Chokshi, Resident, Farmington, Connecticut](#) opposed this bill, citing the economic benefits posed by the airport.

[Jordan Chokshi, Resident, Farmington, Connecticut](#) opposed this bill, citing the economic benefits posed by the airport.

[Sean Collins, Eastern Regional Manager, Aircraft Owners and Pilots Association](#) opposed this bill, citing the educational programs hosted at the airport, and the economic benefits posed by it.

[Tim Covello, Pilot, Resident, West Hartford, Connecticut](#) opposed this bill, citing the educational programs hosted at the airport and the economic benefits posed by it.

[Stephen Demko, Pilot, Resident, Seymour, Connecticut](#) opposed this bill, citing his past use of the airport and the economic benefits posed by it.

[Ross C. Detwiler, Resident, Bridgewater, Connecticut](#) opposed this bill.

[Andrew Ehler, Pilot, Resident, Middlefield, Connecticut](#) opposed this bill, citing the educational programs hosted at the airport and a possible lack of interested developers.

[Victoria Fennell, Resident, Hartford, Connecticut](#) opposed this bill, citing the economic benefits posed by the airport.

[William Foley, Owner, Golden Age Areoplanes](#) opposed this bill, saying that another study on the matter is unnecessary and citing the ban on further investments by the Connecticut Airport Authority.

[John Glennon](#) opposed this bill, citing his use of the airport and the economic benefits posed by it.

[Arnold Goldman, Chairman, Capital Region Emergency Planning Committee](#) opposed this bill, citing the public safety agencies operating from the airport.

[Anne Goshdigian, Resident, Hartford, Connecticut](#) opposed this bill, citing a possible lack of interested developers.

[Robert Ham, Resident, Cheshire, Connecticut](#) opposed the use of taxpayer funds to conduct a study, and mentioned the economic benefits of the airport.

[Leslie Hammond, Broker and Owner, Hammond Realty, LLC](#) opposed this bill, saying that the process has not been transparent and that future developments would not benefit residents of Hartford.

[Paul Jameson, Pilot](#) opposed this bill, citing the economic benefits posed by it and a possible lack of interested developers.

[Thomas Jeffrey III, Owner, Jeffrey Enterprises](#) opposed this bill, citing the economic benefits posed by it and a possible lack of interested developers.

[Hazel-Ann Joseph, Resident, Hartford, Connecticut](#) opposed this bill, citing the educational programs hosted at the airport.

[JVaughn Joseph, Aviation Student, Cadet, Civil Air Patrol's Royal Charter Composite Squadron](#) opposed this bill, citing the educational programs hosted at the airport.

[Michael Kidd, Resident, Canton, Connecticut](#) opposed this bill, citing the economic benefits posed by the airport.

[Gregory Kordalski, President, KES Machine, LLC](#) opposed, saying that the process has not been transparent and that his company will leave Connecticut if it passes.

[Kevin Larkin, Resident, West Hartford, Connecticut](#) opposed this bill, citing the economic benefits posed by it, and a possible lack of interested developers.

[Margaret Laughner, Resident, Bloomfield, Connecticut](#) opposed this bill, citing the economic benefits posed by it and the educational programs hosted at the airport.

[Michael Laughner, Resident, Bloomfield, Connecticut](#) opposed this bill, citing the economic benefits posed by it and the educational programs hosted at the airport.

[Toni Lorenti, Pilot, Captain, GAMA Aviation](#) opposed this bill, citing the economic benefits posed by it and the educational programs hosted at the airport.

[Ian Macala, Certified Flight Instructor, Resident, Vernon, Connecticut](#) opposed this bill, citing the educational programs hosted at the airport.

[Jeffrey Messikian, Pilot, Resident, East Hartford, Connecticut](#) opposed this bill, saying that another study on the matter is unnecessary and citing the economic benefits posed by the airport.

[Martin J. Millea, Resident, North Haven, Connecticut](#) opposed this bill, saying that another study on the matter is unnecessary and citing FAA airport closure rules.

[Adam Miller](#) was opposed, saying that Bradley International Airport could not accommodate additional traffic without significant delays.

[Enrique Montero, Pilot, Resident, Marlborough, Connecticut](#) opposed this bill, citing the economic benefits posed by it and the educational programs hosted at the airport.

[Kristen Noble Keegan, PhD](#) was opposed, citing environmental impact of development.

[David Norman, Resident, West Hartford, Connecticut](#) was opposed, citing the educational programs hosted at the airport and a possible lack of interested developers.

[Mark Occhialini, President, Reno Machine Company, Inc.](#) opposed this bill, citing the economic benefits posed by it and the educational programs hosted at the airport.

[Dennis Oparowski, Resident, Lebanon, Connecticut](#) opposed this bill, citing previous studies and saying that the process has not been transparent.

[Wendy Osada, Resident, Enfield, Connecticut](#) was opposed, citing environmental impact of development.

[Amanda Parkins, Resident, Middletown, Connecticut](#) was opposed, citing the educational programs hosted at the airport and the airport's use to the aviation industry.

[Alyssa Peterson, Resident, Hartford, Connecticut](#) was opposed, saying that the state should focus on improving the airport's infrastructure and reducing its environmental impact.

[Craig Rabbe, Pilot, Resident, West Hartford, Connecticut](#) opposed this bill, saying that another study on the matter is unnecessary.

[Thomas Riley, Pilot, Resident, Glastonbury, Connecticut](#) opposed this bill, citing the economic benefits posed by the airport and the educational programs hosted at the airport.

[Steven and Kimberly Rockefeller, President and CPO, Able Coil and Electronics](#) opposed this bill, citing the economic benefits posed by the airport.

[Joel L. Rosenlicht, DMD, Resident, Glastonbury, Connecticut](#) opposed this bill, citing the economic benefits posed by the airport and the educational programs hosted at the airport.

[Barbara Rowley, Vice President-Owner, VIP Avionics](#) opposed this bill, citing the economic benefits posed by the airport.

[Benjamin Ryan, Resident, Colchester, Connecticut](#) opposed this bill, citing the economic benefits posed by the airport and the educational programs hosted at the airport, and said that another study on the matter is unnecessary.

[Donna Sanchini Swarr, Resident, Hartford, Connecticut](#) opposed this bill, saying that another study on the matter is unnecessary.

[Linda Sanchini, Resident, Mansfield, Connecticut](#) opposed this bill, saying that another study on the matter is unnecessary.

[Omesh Singh, Graduate, Connecticut Aero Tech Program](#) opposed this bill, citing the educational programs hosted at the airport.

[Phillip Smith, Owner, Learn 2 Fly CT, LLC](#) opposed this bill, saying that another study on the matter is unnecessary, and noting a possible lack of interested developers.

[Stephen Socolosky, Pilot, Resident, East Hartford, Connecticut](#) opposed this bill, saying that another study on the matter is unnecessary and citing the educational programs hosted at the airport.

[Jay Srivastava, Cadet, Civil Air Patrol's Royal Charter Composite Squadron](#) opposed this bill, citing the educational programs hosted at the airport.

[Peter St. Pierre, Oxford Flight Training, LLC](#) opposed this bill, citing the economic benefits posed by the airport.

[Tom Swarr, Resident, Hartford, Connecticut](#) opposed this bill, saying that another study on the matter is unnecessary and citing the educational programs hosted at the airport.

[Gary Sweetman, Resident, Wolcott, Connecticut](#) opposed this bill, saying that another study on the matter is unnecessary, noting a possible lack of interested developers

[Michael Teiger, President, Hartford Brainard Airport Association, Inc.](#) opposed this bill, saying that another study on the matter is unnecessary and citing economic benefits posed by the airport.

[Yves Tessier, Pilot, Resident, North Granby, Connecticut](#) opposed this bill, citing the economic benefits posed by the airport.

[Henry Thompson, Resident, Plantsville, Connecticut](#) opposed this bill, citing the economic benefits posed by the airport.

[Elizabeth Townsend, Director, Hartford Brainard Airport Association](#) opposed this bill, citing the educational programs hosted at the airport.

[Wayne Tremallo, Resident, Oxford, Connecticut](#) opposed this bill, saying that another study on the matter is unnecessary and noting a possible lack of interested developers.

[Arthur Utay, Aeronautical Engineer, Pilot, and Aircraft Owner based at Hartford Brainard Airport](#) opposed this bill, saying that another study on the matter is unnecessary and noting a possible lack of interested developers.

[Robert Valli, Pilot, Certified Flight Instructor](#) opposed this bill, citing a possible lack of interested developers, the economic benefits posed by the airport, the educational programs hosted at the airport, and FAA airport closure rules.

Reported by: Brendan Civitello

Date: 4/21/22