Gillespie Field Development Council

A Joint Powers Agreement Between the City of El Cajon and County of San Diego
Airport Administration Building • 1960 Joe Crosson Drive • El Cajon, California 92020-1236 • (619) 956-4800

Phyllis Trombi, *Chairwoman* — Bob Davison, *Vice Chairman*

Jeff Swiney, *Councilman* — Cliff Leary, *Councilman* — Barry Bardack, *Councilman*

MINUTES OF THE GILLESPIE FIELD DEVELOPMENT COUNCIL MEETING MARCH 19, 2013

MEMBERS PRESENT	STAFF PRESENT
Phyllis Trombi	Peter Drinkwater
Bob Davison	John Otto
Jeff Swiney	Lee Ann Lardy
Cliff Leary	Jiri Rutner
Barry Bardack	

For others present, sign-in sheet is available in the Administration Building office.

1. ROLL CALL

Chairwoman Phyllis Trombi called the meeting to order at 6:03 p.m. All members were present.

2. APPROVAL OF MINUTES

Mr. Barry Bardack made a motion that the minutes of January 15, 2013 be approved. Mr. Jeff Swiney seconded the motion, which passed unanimously.

3. AEROTROPOLIS PRESENTATION

Jo Marie Diamond, President and CEO of the East County Economic Development Council, representing the cities of El Cajon, Santee, La Mesa and Lemon Grove as well as the unincorporated areas of Alpine, Lakeside and Spring Valley, presented on the Vision of Aerotropolis. Aerotropolis is defined as "Maximizing advantage of an Airport and their economic hubs." She talked about how Gillespie Field is an immense asset within the region, especially due to the proximity of Gillespie in relation to Highway 52, 125 and 67 as well as the Trolley and Bus Service. The Aerotropolis concept will be designed to align and compliment what is already happening, and planned for, at the Airport. Aerotropolis is in the talking stages right now where they are outlining the

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MINUTES OF MARCH 19, 2013
DRAFT – SUBJECT TO GFDC
APPROVAL May 21, 2013

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concept, understanding the opportunities, and going after grant funding and other resources.

4. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA

Mr. Robert Germann shared his concerns with the flight school students. Ms. Betty Chafetz asked a question about the Good Neighbor Program (GNP) and what happened to the meetings. Mr. Richard Kenney, member of Air Group 1 (AG1), reminded everyone about the A-STEM education program and he stated AG1 would be participating in the San Diego Festival of Science and Engineering and will have a booth at Petco Park.

5. CHAIRWOMAN'S REPORT

None

6. AIRPORT DIRECTOR UPDATE

Mr. Peter Drinkwater talked about the Ramona Airport Air Traffic Control Tower Sequestration and that it is scheduled for closure on April 7, 2013, although that date might get delayed. He also mentioned that Gillespie Field has received visits from several political offices lately for tours and information regarding the airport and Aerotropolis.

7. FINANCE UPDATE

Denbigh Dickson presented the Proposed Spending Plan for Gillespie Field for the next fiscal year. Mr. Bardack requested a grid showing budget across the board for all airports. Mr. Leary also requested a comparison with the prior year.

8. REAL PROPERTY UPDATE

Ms. Lee Ann Lardy discussed the Cajon Air Center Environmental Assessment (EA). FAA has fully reviewed the EA. Airports is optimistic that FAA will accept the final EA by the June/July timeframe and issue a Finding of No Significant Impact (FONSI) by August. She also provided an updated Cajon Air Center schedule.

Ms. Trombi expressed concern and disappointment that FAA is taking so long to issue the FONSI. Mr. Bardack also wanted to remind everyone that this is not an expansion of Gillespie Field but a redevelopment of aviation property that has always been designated for aviation use.

Ms. Lardy also mentioned the Wing Avenue Flood Control Project, which is not an Airports project, but it is a County project. The areas that will be most impacted are Floyd Smith, Wing Avenue and Denny Way. There will be access to all leaseholds during project with the exception of limited access to moving planes in and out of hangars at Gillespie Field Partners for a short time. The

construction company may use the vacant parking area on the 70 acres as a Construction Laydown Yard.

9. PROPOSED AMENDMENTS TO TWO INDUSTRIAL LEASES WITH GKN AEROSPACE CHEM-TRONICS, INC. TO IMPLEMENT NEGOTIATED RENT ADJUSTMENTS

Lee Ann Lardy presented a power point regarding the proposed amendments to two industrial leases with GKN Aerospace Chem-Tronics, Inc. to implement negotiated rent adjustments.

GFDC approved the following motion:

"Gillespie Field Development Council recommends the Board of Supervisors approve the Fourth Amendment to Industrial Lease between the County of San Diego and GKN Aerospace Chem-Tronics, Inc. (County Contract No. 70619R) and the Second Amendment to Industrial Lease between the County of San Diego and GKN Aerospace Chem-Tronics, Inc. (County Contract No. 71871R), as recommended by staff."

Mr. Leary made a motion to approve. Mr. Barry Bardack seconded the motion, which passed unanimously.

10. PROPOSED AMENDMENTS TO THREE CUYAMACA WEST 2 INDUSTRIAL LEASES TO IMPLEMENT NEGOTIATED RENT ADJUSTMENTS

Lee Ann Lardy gave a power point presentation regarding proposed amendments to three Cuyamaca West 2 industrial leases to implement negotiated rent adjustments.

GFDC approved the following motion:

"Gillespie Field Development Council recommends the Board of Supervisors approve the First Amendment to Industrial Ground Lease Agreement between the County of San Diego and Pacific Gillespie Partners Lot 14, LLC (County Contract No. 75097R), the Second Amendment to Industrial Ground Lease Agreement between the County of San Diego and Pacific Gillespie Partners Lot 13, LLC (County Contract No. 75096R), and the Second Amendment to Industrial Ground Lease Agreement between the County of San Diego and Gillespie GH, LLC (County Contract No. 118904), as recommended by staff."

Ms. Phyllis Trombi made a motion to approve. Mr. Barry Bardack seconded the motion, which passed unanimously.

11. AIRPORT MANAGEMENT UPDATE

Mr. Marc Baskel gave the Good Neighbor Report: there were 15,821 operations in January which was up approximately 12% from 2012 and there were 15,305

operations in February which was down approximately 1% since 2012. There were a total of 19 noise complaints in January and February.

Mr. Baskel also gave a report on the Gillespie Field Service Road project status and discussed the parameters that have been established with the contractor to minimize the impacts to businesses, tenants and controllers as much as possible. Construction work adjacent to Self-Serve Fuel Island will be restricted to night work only between the hours of 8 pm to 8 am but will be accessible to aircraft during the day.

All of the medians that run adjacent to the perimeter road are going to be treated and will no longer be dirt. A recycled asphalt mix will be crushed and rolled into place. This will help with erosion and dust issues.

Mr. Baskel also mentioned that there is currently no language for an Airport Service Road in the Airport Rules & Regulations and Policies and Procedures. The Rules & Regulations and Policies and Procedures will be revisited to make any necessary adjustments to include language regarding the service road.

12. RECOMMENDATIONS BY THE COUNCIL FOR ITEMS TO BE DISCUSSED DURING A FUTURE GILLESPIE FIELD DEVELOPMENT COUNCIL MEETING

Gillespie Field Monument sign and location.

13. OLD BUSINESS

Mr. Barry Bardack gave a preliminary report regarding the Quail Brush Power Plant. This power plant does not appear to pose any problem for aircraft flying over the area, nor should it impact Gillespie Field Runway approaches. He reported that at this time he sees no reason for Council to oppose or support this project and he feels they should remain neutral.

14. NEW BUSINESS

None

15. ADJOURN

Ms. Phyllis Trombi adjourned the meeting at 7:35 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Tuesday, May 21, 2013, in City Council Chambers, 200 Civic Center Way, El Cajon.

By Jennifer Kaylor

Jennifer Kaylor, Administrative Secretary II