



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

Barry Bardack Phyllis Trombi
Chairman Vice Chairwoman

Bob Davison Jeff Swiney Cliff Leary
Councilman Councilman Councilman

**MINUTES OF JULY 17, 2012
DRAFT – SUBJECT TO GFDC
APPROVAL September 18, 2012**

| <u>MEMBERS PRESENT</u> | <u>STAFF PRESENT</u> |
|-------------------------------|-----------------------------|
| Barry Bardack | Peter Drinkwater |
| Bob Davison | John Otto |
| Cliff Leary | Anne Baldwin |
| Jeff Swiney | Lidia Sosinsky |
| Phyllis Trombi | Jiri Rutner |
| | Jennifer Kaylor |

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

1. ROLL CALL

Chairman Bardack called the meeting to order at 6:01 p.m. All members were present.

2. APPROVAL OF MINUTES

Mr. Cliff Leary made a motion that the minutes of May 15, 2012 be approved. Mr. Bob Davison seconded the motion, which passed unanimously.

Mr. Bardack took a few minutes to discuss the rules of public comments during the meeting. He stated the following:

- 1) Anyone interested in providing public comment must submit a speaker slip for each Agenda item and must have the Agenda item number written on the speaker slip.
- 2) Speaker slips must be submitted prior to the beginning of the meeting.
- 3) Speakers are limited to 3 minutes.
- 4) All questions are to be addressed to the Chair and staff should not respond unless asked by the Council to do so.

3. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA

Ms. Judi Ravetti, citizen, spoke about her opposition to the Quail Brush Power Plant. She asked the Council to write a letter to the California Energy Commission opposing a power plant located near Gillespie Field.

Ms. Sue Strom, citizen, spoke on behalf of ASAP with safety concerns regarding the Flight Schools based at Gillespie Field.

Ed Blitz, citizen, had some questions regarding the recent budget presentation.

4. CHAIRMAN'S REPORT

Mr. Bardack discussed the Airport Land Use Compatibility Plan and the Airport Noise and Capacity Act of 1990 and provided clarification of what these are.

He announced that the two people he has appointed to serve on the Marshall Avenue selection committee are Bob Davison and Jeff Swiney.

He also stated that he recently submitted a letter in favor of PEIR and the development of the 70 acres. He talked about how Gillespie Field is self sufficient without any government assistance, is a very powerful economic engine and the airport's viability is necessary for the health of East County.

Mr. Bardack mentioned that at the last BOS meeting the number of flight schools at Gillespie Field was reported inaccurately as 9, and it should be 7. He asked staff to draft a letter to Supervisor Dianne Jacob correcting this information.

Mr. Leary talked about the student pilots at Gillespie Field and the excellent reputation of the Airport for training pilots. He also mentioned the future demand and need for pilots and how much Gillespie Field has contributed to this demand in the past.

5. PROPOSED AMENDMENTS TO FOUR CUYAMACA WEST II INDUSTRIAL LEASES TO IMPLEMENT NEGOTIATED RENT ADJUSTMENTS

Lidia Sosinsky, Sr. Real Property Agent, presented a summary of four proposed lease amendments for properties in the Gillespie Field Business Park (Cuyamaca West 2), to implement negotiated rent adjustments. GFDC asked several questions regarding the impact of the proposed increases on the lessees and businesses affected and confirmed Lessees' acceptance of the proposed rents. GFDC then approved the following motion:

"Gillespie Field Development Council recommends the Board of Supervisors approve the Second Amendment to Industrial Ground Lease Agreement between the County of San Diego and Pacific Gillespie Partners Lot 15, LLC (County Contract No. 71990R), the Second Amendment to Industrial Ground Lease Agreement between the County of San Diego and Pacific Gillespie Partners Lot 15, LLC (County Contract No. 71991R), the First Amendment to Industrial Ground Lease Agreement between the County of San Diego and Diversified Gillespie 15-3, LLC (County Contract No. 71992R) and the First Amendment to Industrial Ground Lease Agreement between the County of San Diego and Diversified Gillespie II, Ltd. (County Contract No. 71993R) , as recommended by staff."

Mr. Bob Davison made a motion to approve. Ms. Phyllis Trombi seconded the motion which passed unanimously.

6. PROPOSED AMENDMENTS TO AVIATION LEASES WAYNE E. BREISE AND SKY HARBOR HANGARS TO ACCOMMODATE ACCESS ROAD

Anne Baldwin, Sr. Real Property Agent, presented a summary of proposed lease amendments for Wayne Breise and Sky Harbor Hangars to reduce premises size by a combined 0.307 acres and

adjust rent proportionately. These amendments would allow for perimeter road construction in the areas impacted. GFDC approved the following motion:

“Gillespie Field Development Council recommends the Board of Supervisors approve the proposed Fourth Amendment to Aviation Lease with Wayne E. Breise, a sole proprietorship (County Contract Number 71999R) and the proposed First Amendment to Aviation Lease with Sky Harbor Hangars, a general partnership (County Contract Number 503284), as recommended by staff.”

Ms. Phyllis Trombi made a motion to approve. Mr. Bob Davison seconded the motion which passed unanimously.

7. AIRPORT DIRECTOR UPDATE

Peter Drinkwater provided an update on the 70-acres. He also stated that due to multiple questions regarding the County’s Request for Proposal Process, Airports will be holding an “Airports Request for Proposal 101 – Workshop” tentatively scheduled for October 2, 2012.

Mr. Drinkwater also showed a short video clip of the new CP Air EMB-170 that recently arrived at Palomar Airport and is due to begin commercial air service from that airport in December 2012. This should result in increased revenue for the Airport.

8. AIRPORT MANAGER UPDATE

Mr. Otto gave the Good Neighbor Report: there were 17,704 operations in May which was down 1% from 2011 and there were 15,342 operations in June which was down 12% since 2011. From January through June 2012 we are showing a 14% decrease in operations compared to the same time period in 2011. There were a total of 25 noise complaints in May and June.

Mr. Otto also reported on the preliminary lead test results from San Diego Air Pollution Control District (APCD). Preliminary lead results indicate that Gillespie Field is well below both Federal and State lead particulate levels.

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

None

10. OLD BUSINESS

Leslie Day, Vice President, GPA, brought to the attention of the Council that Jim Ostrich from Warbirds West Museum has relocated his business and 5 Warbirds to Rialto. He plans to return to Gillespie Field once the 70 acres are developed.

Mr. Leary asked for an update on the Spear Field sign. Mr. Davison reported the Airport had initially approved the wording on the sign before it was put up. Mr. Davison said that this matter would be brought up to the Board at Spear Hangars.

11. NEW BUSINESS

None

12. ADJOURN

Mr. Bardack adjourned the meeting at 7:12 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Tuesday, September 18, 2012 in City Council Chambers, 200 Civic Center Way, El Cajon.

By _____
Jennifer Kaylor, Administrative Secretary II