



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

Barry Bardack
Vice Chairman

Bob Davison
Councilman

Duane Barto
Councilman

James Sly
Councilman

**MINUTES OF THE
 GILLESPIE FIELD DEVELOPMENT COUNCIL MEETING
 NOVEMBER 23, 2020**

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Phyllis Trombi	Cam Humphres
Barry Bardack	Anne Baldwin
Bob Davison	Cathe Johnson
Duane Barto	Lorie Maniss
	Debra Stalnaker

For others present, attendee log is available in the Airports Administration Building.

1. **ROLL CALL**

Chairwoman Phyllis Trombi called the meeting to order at 6:00 p.m. Vice Chair Barry Bardack, Councilman Bob Davison, and Councilman Duane Barto were in attendance. Councilman James Sly was absent.

2. **PLEDGE OF ALLEGIANCE**

Chairwoman Phyllis Trombi led the Pledge of Allegiance.

3. **PUBLIC COMMENTS REGARDING ITEMS NOT ON AGENDA**

There were no public comments.

4. APPROVAL OF MINUTES

Councilman Bob Davison motioned to approve the September 16, 2020 minutes. Councilman Barry Bardack seconded the motion; motion passed.

5. CHAIRMAN'S REPORT

Chairwoman Phyllis Trombi presented the GFDC Annual Report to the Board of Supervisors for approval. The motion to approve was postponed until the conclusion of the meeting. Councilman Barry Bardack made the following motion. Councilman Bob Davison seconded the motion; motion passed.

"Gillespie Field Development Council recommends that the Chairman sign the Annual Report for 2020, as amended at the November 23, 2020 meeting."

Chairwoman Trombi gave an update on the Antique Aircraft Display. As these displays are still canceled due to restrictions on public gatherings, individuals that normally display their aircraft will continue to receive credit for public display.

6. AIRPORT DIRECTOR UPDATE

There was no Director Update.

7. AMENDMENT TO AVIATION LEASE WITH MITRE AVIATION, L.P.

Anne Baldwin gave a presentation on the proposed Fourth Amendment to Aviation Lease with Mitre Aviation, L.P. The presentation covered removal of encroaching improvements if necessary, and updates to compliance with laws. Other terms of lease to remain unchanged.

The following motion was made by Phyllis Trombi and seconded by Bob Davison; motion passed.

"Gillespie Field Development Council recommends the Board of Supervisors approve the proposed Fourth Amendment to Aviation Lease with Mitre Aviation, L.P., as recommended by staff."

8. AMENDMENT TO INDUSTRIAL LEASE WITH DENTT DEVELOPMENT LLC

Anne Baldwin gave a presentation on the proposed First Amendment to Industrial Ground Lease with Dentt Development LLC. The presentation covered revision to lender's provisions, and updates to compliance with laws. Other terms of lease to remain unchanged. Jeremy Dentt of Dentt Development was available to answer questions.

The following motion was made by Phyllis Trombi and seconded by Duane Barto; motion passed.

“Gillespie Field Development Council recommends the Board of Supervisors approve the First Amendment to Industrial Ground Lease with Dentt Development LLC (County Contract No. 317030).”

9. NEW 50-YEAR INDUSTRIAL GROUND LEASE WITH SGCLMC-WELD INVESTMENT COMPANY, L.P.

Anne Baldwin gave a presentation on the proposed new 50-Year Lease with SGCLMC-Weld Investment Company, L.P. The presentation provided information on the key lease terms covering size, rent, use, investment, and targeted opening date. Lee Chesnut of SGCLMC-Weld Investment Company was available to answer questions.

The following motion was made by Bob Davison and seconded by Duane Barto; motion passed with one abstention.

“Gillespie Field Development Council recommends the Board of Supervisors approve the proposed new Ground Lease with SGCLMC-WELD Investment Company, L.P., a California Limited Partnership, as recommended by staff.”

10. AIRPORT MANAGER UPDATE

Cathe Johnson reported on the Air Traffic Control Tower adjusted hours of operations during the COVID-19 pandemic. Due to staffing levels, pilots can expect services to be limited such as pattern work.

Ms. Johnson gave an update on the 17-35 Runway Safety Improvement Project. The comment period for the project will end Nov 30th. The comments will then be collated, and the data will be presented to the Council at a future meeting.

Ms. Johnson reported on the following operations. In September there were 14,789 operations, 501 were overnight. There was a total of 20 noise complaints from eight households. Five of these complaints were outside of the noise grid. Two of the complaints were during overnight hours regarding Sheriff's ASTREA operations. In October there were 15,362 operations, 290 of those were overnight. There was a total of eight noise complaints from three households. Four of the complaints were during overnight hours.

11. RECOMMENDATIONS BY THE COUNCIL FOR ITEMS TO BE DISCUSSED DURING FUTURE GILLESPIE FIELD DEVELOPMENT COUNCIL MEETINGS

There were no recommendations.

12. OLD BUSINESS


Councilman Barry Bardack requested a financial update on the Airport Enterprise Fund. Cameron Humphres stated that the audit is still in process and once completed, the Council will be briefed.

13. NEW BUSINESS

There was no further information received on the request to consider rent abatement for lease holders and renters from the previous meeting.

14. ADJOURN

Chairwoman Phyllis Trombi adjourned the meeting at 7:07 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Wednesday, January 20, 2021. Location TBD.

By:  _____
Lorie Maniss, Office Support Specialist