



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

Bob Davison
Council Chair

Barry Bardack
Vice Chair

James Sly
Councilmember

Wheeler North
Councilmember

Phyllis Trombi
Councilmember

MINUTES OF THE GILLESPIE FIELD DEVELOPMENT COUNCIL MARCH 19, 2025

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Bob Davison	Jamie Abbott
Barry Bardack	Cathe Johnson
Wheeler North	Carmela Gutierrez
Phyllis Trombi	Lorie Maniss

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

1. ROLL CALL

Council Chair Bob Davison called the meeting to order at 6:00 p.m. Councilmembers Barry Bardack, Wheeler North and Phyllis Trombi were in attendance. James Sly was absent.

2. PLEDGE OF ALLEGIANCE

Council Chair Bob Davison led the Pledge of Allegiance.

3. PUBLIC COMMENTS REGARDING ITEMS NOT ON AGENDA

There was one public comment regarding materials used for landscaping. There was another comment regarding road repairs near the Gillespie iPark site.

4. APPROVAL OF MINUTES

Councilmember Wheeler North moved to approve the January 15, 2025 minutes. Motion was seconded by Phyllis Trombi; motion passed.

5. COUNCIL CHAIR REPORT

There was no Council Chair Report.

6. AIRPORTS DIRECTOR'S UPDATE

Jamie Abbott presented updates on the following:

- County Leadership
 - The new Director of Public Works is Marisa Barie
- Sky Harbor RFP
 - Timeline has been extended to April 18th
 - RFP will be presented to Council then submitted to the Board of Supervisors in August
 - All information is posted on the County website
- Stakeholder Engagement
 - 50-Year Lease Update
 - Staff is researching industry standards regarding reversionary interest payment practices to help implement the best solutions moving forward.

7. REAL PROPERTY UPDATE

Carmela Gutierrez provided an update on items going before the Board of Supervisors.

- Sky Harbor
 - RFP could possibly be presented to the BoS earlier than August. An update will be provided at the next GFDC meeting.
- 50-Year Leases
 - Mitre Aviation and Airworld 50-year leases will both go before the Board of Supervisors in August

- 5-Year Leases
 - 36 leaseholds have been completed. These will not be presented to the Board of Supervisors as the Director of Airports has the authority to approve them.

8. AIRPORT MANAGER UPDATE

Cathe Johnson presented the Airport Manager Update. In January, there were 14,714 total operations. Airports received a total 83 noise complaints from three households. In February, there were 14,254 operations. 85 noise complaints were received during that month.

Ms. Johnson also stated, due to an increase in complaints within a certain area, staff is reaching out to pilots and flight school operators reminding them of the recommended Voluntary Noise Abatement pattern. However, the ATC direction for separation and safety will always take precedent over the voluntary pattern.

Ms. Johnson concluded with updates on the following-

- Rwy 17/35 Reclassification
 - County design is currently working on the 25 percent design submittals for the plan. The goal for plan completion is early 2026. Subject to grant funding, the project is estimated to go out to bid Spring of 2026, with construction planned for the third quarter of 2026.
- PAPI Project
 - PAPI replacement project for Rwy 17/35 is scheduled to begin April 14th with work taking place nightly. Affected leaseholds have been notified and can utilize County transient ramps to relocate aircraft if needed.

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

There were no recommendations.

10. CALCULATION OF PROPERTY TAXES AND POSSESSORY INTEREST

Michael Trigueros, of the County Assessor's Office, provided a presentation on Possessory Interest relating to hangar/ground leases at the airport. The presentation covered the valuation methods for taxable possessory interests as described in Property Tax Rule 21(e) along with some valuation examples.

11. TENTH AMENDMENT TO EXERCISE OF JOINT POWERS AGREEMENT (JPA)

Jamie Abbott presented the Proposed Tenth Amendment to the Joint Exercise of Powers Agreement.

Councilmember Wheeler North moved to approve the below motion. Councilmember Barry Bardack seconded the motion; motion passed.

"Gillespie Field Development Council recommends the Board of Supervisors approve the Tenth Amendment to the Joint Exercise of Powers Agreement Between the County of San Diego and the City of El Cajon Creating an Agency to be Known as the Gillespie Field Development Council."

12. OLD BUSINESS

There was no Old Business.

13. NEW BUSINESS

There was no New Business

14. ADJOURN

Council Chair Bob Davison adjourned the meeting at 7:12 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Wednesday, May 21, 2025, in City Council Chambers, 200 Civic Center Way, El Cajon.

By: _____



Lorie Maniss, Office Support Specialist