



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 MAY 21, 2025

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

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, Phyllis Trombi and James Sly were in attendance.

2. PLEDGE OF ALLEGIANCE

Council Chair Bob Davison led the Pledge of Allegiance.

3. PUBLIC COMMENTS REGARDING ITEMS NOT ON AGENDA

There were no public comments.

4. APPROVAL OF MINUTES

Councilmember Phyllis Trombi moved to approve the March 19, 2025 minutes. Motion was seconded by Wheeler North motion passed.

5. COUNCIL CHAIR REPORT

Council Chair Davison expressed the positive impact the meetings comprised of County staff, DPW and airport stakeholders have had at Gillespie.

6. AIRPORTS DIRECTOR'S UPDATE

Jamie Abbott presented updates on the following:

- County Budget Update
 - Budget has been released for public view and comments
 - Public can offer input on the Engage site and attend upcoming community sessions
 - Budget information is available on the County website <https://www.sandiegocounty.gov/content/sdc/openbudget/en/home.html>
 - The Airports Budget will be presented at the January 2026 GFDC meeting

Vice Chair Bardack asked if the Financial Report for 2024 is available. Mr. Abbott responded that he would follow up with the Council to confirm that it was posted.

- JPA Update
 - The Joint Powers Agreement has been approved by both the City of El Cajon and the County Board of Supervisors. The GFDC term has been extended for an additional ten years.
- FAA Roundtable Update
 - The FAA will be conducting a virtual town hall for airport stakeholders and community. Date and time will be made available once established.
- Stakeholder Engagement
 - County continues to hold bi-weekly meetings with stakeholders to discuss leasing concerns and opportunities.
 - The County is finalizing completion on 5-year lease extensions.

- Staff have been working on 50-year lease implementation including reviewing equity payment concerns.
- Staff is also actively working to bring leases to the Board of Supervisors for approval by the end of year for leaseholders that want to pursue new leases available through the passing of SB654

7. REAL PROPERTY UPDATE

Carmela Gutierrez presented Agenda Items 8 and 9 before the Council.

8. FIRST AMENDMENT TO INDUSTRIAL GOUND LEASE WITH SGCLMC-WELD INVESTMENT COMPANY, L.P.

Carmela Guitierrez gave a presentation on the proposed First Amendment Lease with SGCLMC-Weld Investment Co., at Gillespie Field. The presentation covered the proposed extensions terms which will amend the term duration from 50 years to potentially 99 years total. Approval of the amendment will facilitate the Weld's negotiations to obtain long-term financing.

Chair Davison asked if there would be a charge to the industrial project for additional term equity.

Ms. Gutierrez stated that the County considered their existing capital investment above and beyond the requirement. Therefore, the County did not require equity or additional capital investment due to this existing investment.

Chair Davison asked if this was a new precedent for all leaseholds, aviation and non-aviation.

Ms. Gutierrez deferred to Jamie Abbott. Mr. Abbott stated that this was a single negotiation and was not setting precedent.

Mr. Abbott also stated that current lease negotiations are taking into account capital investments and sustainability.

Chair Davison requested that all leaseholders be treated the same with their negotiations.

Councilmember Trombi asked how the County would treat properties that were out dated regarding the capital improvements. Mr. Abbott stated that the County was developing guidance for the property team regarding equity. He also noted that the capital investments will be outlined in the policy and will treat all stakeholders fairly.

Councilmember Sly moved to approve the following motion. Motion was seconded by Councilmember North; Motion passed unanimously.

“Gillespie Field Development Council recommends that the County Board of Supervisors approve the proposed lease amendment with SDGCLMC-Weld Investment Company LP for Contract 321159”

9. THIRD AMENDMENT TO INDUSTRIAL LEASE WITH THE ARC OF SAN DIEGO

Carmela Gutierrez gave a presentation on the proposed Third Amendment Lease with the ARC of San Diego to Implement a Tiered Rental Increase of 5 Years. The presentation covered the removal of language in the lease which allows services in lieu of cash payment for market rent. The addition of the Working Families Ordinance provision and the implementation of tiered rental increases through December 2028.

Councilmember Trombi moved to approve the following motion. Motion was seconded by Councilmember Sly; Motion passed unanimously.

“Gillespie Field Development Council recommends that the County Board of Supervisors approve the proposed lease amendment with The Arc of San Diego for Contract 17946R”

10. AIRPORT MANAGER UPDATE

Cathe Johnson presented the Airport Manager Update. The month of March had 12,585 operations. During that month, we received 80 noise complaints from five households. This included 175 overnight operations in which there were two complaints received. In April, there were 15,960 operations with 76 noise complaints received. Overnight operations totaled 268 which resulted in six of those complaints.

Vice Chair Bardack asked about the PAPI placement on the right side of RWY 35 and why it was not going on the left side. Ms. Johnson explained that this was by design due to the obstruction on the left side of the approach which also requires the runway end lights installed nonstandard.

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

There were no recommendations.

12. OLD BUSINESS

- Sky Harbor RFP Update
 - Five proposals were received
 - The Source Selection Committee (SSC) has reviewed and scored the proposals.
 - Additional information has been requested from the proposers.
 - The SSC will be meeting again on May 23rd to discuss the new information and possibly select a proposal.
 - The proposal will be presented at the next GFDC meeting.

13. NEW BUSINESS

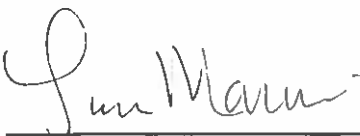
- Economic Value Study of KSEE

Chair Davison requested an economic value study of Gillespie and what were the steps required get the report. Jamie Abbott stated that he would evaluate what was needed to update the current study and report back to the Council at a future meeting. Councilmember Sly stated that the East County Economic Development Council would be able to help with some of the data needed. Councilmember Trombi asked if there would be the need for a RFP to hire a consultant. Mr. Abbott stated that there was a possibility they could use a current consulting contract to avoid the RFP. The Council recommended that any report must include businesses on the actual airport itself and not just the industrial park and off-airport businesses.

Chair Davison informed all in attendance that Neal Aviation would be hosting the El Cajon Chamber of Commerce breakfast on June 6th from 7am-9:30am.

14. ADJOURN

Council Chair Bob Davison adjourned the meeting at 6:53 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Wednesday, July 16, 2025, in City Council Chambers, 200 Civic Center Way, El Cajon.

By: 

Lorie Maniss, Office Support Specialist

