



# 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  
*Council Chair*

Phyllis Trombi  
*Vice Chair*

Duane Barto  
*Councilmember*

James Sly  
*Councilmember*

Bob Davison  
*Councilmember*

**MINUTES OF THE  
 GILLESPIE FIELD DEVELOPMENT COUNCIL MEETING  
 MARCH 16, 2022**

<b><u>MEMBERS PRESENT</u></b>	<b><u>STAFF PRESENT</u></b>
Phyllis Trombi	Shawn Raysin
Duane Barto	Anne Baldwin
James Sly	Lorie Maniss
Bob Davison	Elena Espinoza

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

**1. ROLL CALL**

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

**2. PLEDGE OF ALLEGIANCE**

Vice Chair Phyllis Trombi led the Pledge of Allegiance.

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

There were no public comments.

#### 4. APPROVAL OF MINUTES

Councilmember Bob Davison motioned to approve the January 19, 2022 minutes. Duane Barto seconded the motion; motion passed.

#### 5. COUNCIL CHAIR REPORT

There was no Council Chair Report.

#### 6. REAL PROPERTY REPORT

Ms. Baldwin gave an update on the following ongoing items:

##### **Working Families' Ordinance-**

The Working Families' Ordinance was adopted by the Board of Supervisors on March 2<sup>nd</sup> and will go into effect on April 1<sup>st</sup>. The version of the ordinance adopted by the Board did not set a wage floor, but it does include sick leave policies and construction requirements for airport leases that are renewed or amended going forward after March, except for amendments solely to adjust rent.

##### **Request For Proposal for the County Hangars-**

The RFP has not yet been issued. It is largely drafted but requires updates to address the effects of the Working Families' Ordinance followed by additional internal reviews by County.

##### **Request For Proposal for El Cajon Flying Service Leasehold-**

County staff has also begun work on a request for proposals to lease the El Cajon Flying Service leasehold at the end of their current lease, which expires November 30<sup>th</sup> of this year.

##### **Marshall Avenue Phase II Construction-**

Phase II of the Marshall Avenue Industrial Park development is well under way. The building exteriors are in place and construction is expected to be complete in May or June. The development includes 3 buildings with approximately 48,000 square feet of industrial, warehouse, and office space. Dentt Development has invested \$16 million across both Phases, and Phase 2 will add nearly \$175,000 annually in ground rent revenue to the County.

##### **Weld Boulevard Development-**

The 50-year ground lease for the Weld property remains in place and we are working on clarifying the impacts of the Working Families Ordinance on that lease for the developer and considering revised potential building plans for an alternate user. There is no construction timeline for this project yet.

##### **Other Property Items-**

Staff is also working on rent adjustments for 3 Chem-Tronics leases in the industrial park, and a potential lease extension for San Diego Air & Space

Museum, which is in the process of transitioning to a flying museum to meet with FAA requirements. These items are expected to come before your council in the coming months.

## 7. AIRPORT MANAGER UPDATE

Assistant Airport Manager Shawn Raysin gave the Airport Manager update. In January, there were 11,673 operations in which there were 6 noise complaints from three households. None of these complaints were during our Voluntary Noise Abatement hours.

February had 9,488 operations. We received 1 complaint during the Voluntary Noise Abatement hours which resulted from a Sheriff's ASTREA helicopter.

Mr. Raysin also presented an update on the five FAA assigned action items for Gillespie Field:

1. Develop Ground Vehicle Training Program both Non-Movement and Movement Area. **COMPLETE**
2. Emphasize VPDs with Airport Users through GFDC, GPA and other user group meetings. **COMPLETE**
3. Evaluate potential fine structure. **IN PROCESS**
4. Continue 8-foot fencing as airfield projects complete and leases RFP. **IN PROCESS**
5. Work with FAA ADO to address safety project plan, creating a continuous Vehicle Service Road (VSR).

Phase 1: Western Extension of VSR **IN PROCESS**

Phase 2: Southern and Northern Section of VSR **CONTINGENT ON 17/35 PROJECT**

Mr. Raysin provided an update of FAA action item #3, evaluating a potential fine structure and information on County Airports Proposed Administrative Citations Program. County Airports is hosting a presentation with details on the program along with the ordinance, DPW policy, sample citation form and a stakeholder comment form for providing feedback. Stakeholders are encouraged to view the presentation and provide feedback on the County Airports website through April 30<sup>th</sup>.

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

There were no recommendations.

## 9. OLD BUSINESS

Anne Baldwin announced that Cameron Humphres had resigned as the Director of Airport's in April. The County is currently seeking a replacement.

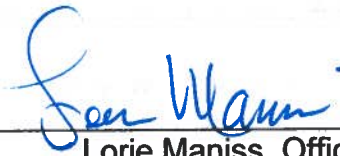
10. NEW BUSINESS

There was no new business.

11. ADJOURN

Vice Chair Phyllis Trombi adjourned the meeting at 6:51p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Wednesday, May 18, 2022. Location TBD.

By:



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Lorie Maniss, Office Support Specialist