



# 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*

Bob Davison  
*Vice Chair*

Michael Rhea  
*Councilman*

John Morley  
*Councilman*

Barry Bardack  
*Councilman*

**MINUTES OF THE  
 GILLESPIE FIELD DEVELOPMENT COUNCIL MEETING  
 MARCH 15, 2017**

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Phyllis Trombi	Pete Drinkwater
Bob Davison	Rob Smuda
Michael Rhea	Lee Ann Lardy
John Morley	Anne Baldwin
Barry Bardack	Sophia Van Vechten

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

1. ROLL CALL

Chairwoman Phyllis Trombi called the meeting to order at 6:00 p.m. Phyllis Trombi, Bob Davison, Michael Rhea, John Morley, and Barry Bardack were all present.

2. PUBLIC COMMENT REGARDING ITEMS NOT ON AGENDA

There was one public comment regarding flight schools and IFR at Gillespie Field, supporting documentation provided for council review. Mr. Bardack and Ms. Trombi stated that Gillespie has been an IFR airport for decades.

There was a second public comment stating appreciation for airport.

3. APPROVAL OF MINUTES

Councilman Bob Davison motioned to approve January 18, 2016 minutes. Councilman John Morley seconded the motion, motion passed unanimously.

4. CHAIRMAN'S REPORT

Chairwoman Trombi spoke about the Gillespie Field Pilots Association's involvement with the Young Eagles program.

5. AIRPORT DIRECTOR UPDATE

Mr. Peter Drinkwater had nothing to report.

There was one public comment concerning information about noise complaints for specific aircraft.

6. REAL PROPERTY UPDATE

Mrs. Lee Ann Lardy introduced Mrs. Carmela Gutierrez, new Associate Property Agent at Gillespie Field.

There was one public comment asking about the number of hangers on Gillespie Field. Mr. Bardack and Mrs. Lardy indicated the County does not maintain records on the number of hangers.

7. NEW INDUSTRIAL GROUND LEASES WITH 1866 FRIENDSHIP, LLC, 1991 FRIENDSHIP, LLC, AND 500 RALEIGH, LLC

Mrs. Lardy presented 50-year ground lease proposals for 1866 Friendship, LLC, 1991 Friendship, LLC, 500 Raleigh, LLC. Mr. James Renner, principal partner in the four leases, spoke to council. Ms. Trombi inquired about the equity payment difference. Mrs. Lardy and Mrs. Baldwin indicated that age, size, and make up of each lot determine the price of leases. Mr. Rhea agreed with the price assessment of the properties. A motion to approve leases was proposed by Ms. Trombi, seconded by Mr. Davison, motion passed unanimously.

*"Gillespie Field Development Council recommends the Board of Supervisors approve the proposed new 50-year Ground Lease with 1866 Friendship, LLC, the proposed new 50-year Ground Lease with 1991 Friendship, LLC, and the two proposed new 50-year Ground Leases with 500 Raleigh, LLC, as recommended by staff."*

8. INDUSTRIAL GROUND LEASE WITH DENTT DEVELOPMENT LLC FOR MARSHALL AVENUE INDUSTRIAL DEVELOPMENT

Mrs. Lardy presented lease proposals for Dentt Industrial Development. The current proposal is for two leases. Jeremy and Ryan Dentt gave short presentation on planned infrastructure of leases. A motion to approve leases was proposed by Ms. Trombi, seconded by Mr. Bardack, motion passed unanimously.

*"Gillespie Field Development Council recommends the Board of Supervisors approve the Industrial Ground Lease with Dentt Development LLC, as recommended by staff."*

9. SAN DIEGO AIR AND SPACE MUSEUM NEW LEASE

There was one public comment regarding the value of San Diego Air & Space Museum.

Mrs. Anne Baldwin presented lease proposal for San Diego Air and Space Museum. Mr. Terry Brennan addressed the council on behalf of the San Diego Air & Space Museum. A motion to approve lease was proposed by Ms. Trombi, seconded by Mr. Michael Rhea, motion passed unanimously.

*"Gillespie Field Development Council recommends the Board of Supervisors approve the proposed new Aviation Museum Ground Lease with San Diego Air & Space Museum, as recommended by staff."*

10. AIRPORT MANAGER UPDATE

Mr. Rob Smuda gave the Airport Manager Report. In January there were 24,130 operations and 32 noise complaints from 8 households. In February there were 17,689 operations and a total of 29 noise complaints from 10 households, 2 complaints received from outside grid area. He also provided an update on Gillespie Field Signage.

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

No recommendations.

12. OLD BUSINESS

No recommendations.

13. NEW BUSINESS

No new business.

14. ADJOURN

Chairwoman Trombi adjourned the meeting at 7:22 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Wednesday, May 17, 2017, in City Council Chambers, 200 Civic Center Way, El Cajon.

By:



Lorie Maniss, Office Support Specialist