



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
 MAY 20, 2020**

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Phyllis Trombi	Cam Humphries
Barry Bardack	Cathe Johnson
Bob Davison	Anne Baldwin
Duane Barto	Lorie Maniss
James Sly	

For others present, sign-in sheet 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, Councilman Duane Barto, and Councilman James Sly were present.

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 January 15, 2020 minutes. Councilman Barry Bardack seconded the motion; motion passed.

5. CHAIRMAN'S REPORT

Chairwoman Phyllis Trombi announced that the monthly antique aircraft displays have been canceled due to the recent restrictions on public gatherings. However, since they were canceled for a public emergency, credit will still be given to those individuals that normally display on a regular basis.

6. AIRPORT DIRECTOR UPDATE

Cameron Humphres introduced himself as the new Director of County Airports. Mr. Humphres gave a brief history of his background including his military service followed by another career in aviation and airport management.

Mr. Humphres addressed rent deferments. The county will accept request for deferments from March 4th through September 30th. The County has also removed language referring to the "seven days period" to request deferments from leases to avoid confusion.

Mr. Humphres gave an update on CARES Act funding provided by the FAA. Gillespie Field has been provided grant funding; however, the funding cannot be used for rent abatements.

7. 1ST AMENDMENT TO INDUSTRIAL LEASE WITH DENTT DEVELOPMENT

Anne Baldwin gave a presentation on the proposed 1st amendment to industrial lease with Dentt Development. The proposed amendment would postpone the Phase 2 rent start date for up to 12 months (until June 1, 2021) or until the date of issuance of any type of building permit by the City of El Cajon, whichever happens earlier. The amendment would also update the lease provisions related to compliance with laws, to incorporate the current standard lease language. All other terms of the lease will remain the same.

The following motion was made by Phyllis Trombi and seconded by Barry Bardack. The motion passed unanimously.

"Gillespie Field Development Council recommends the Board of Supervisors approve the First Amendment to Industrial Ground Lease with Dentt Development LLC (County Contract No. 317032)."

8. GILLESPIE FIELD AVIATION LEASE AMENDMENTS TO IMPLEMENT NEW RENT SCHEDULE

There was one public comment regarding the proposed aviation lease amendments to implement new rent schedule.

Anne Baldwin gave a presentation on the proposed aviation lease amendments to implement new rent schedule. The presentation covered the negotiated phased rent schedule with incremental rent increases over a ten-year period, capturing both the change in market rent and cost of living adjustments, for the period from December 1, 2019 through November 30, 2029.

The following motion was made by Barry Bardack and seconded by James Sly. The motion passed with one vote against and four votes in favor.

“Gillespie Field Development Council recommends the Board of Supervisors approve 16 Gillespie Field aviation lease amendments with the following tenants: Gillespie Air Center; El Cajon Flying Service; Speer Hangar Owners’ Association; Classic Aircraft Hangars; Cory Hazlewood; La Jolla Investment Company; Airworld; Golden State Aviation; McHone Gillespie Field; Circle Air Group; The Borden Trust; So Cal Leasing; Safari Aviation; Mitre Aviation; Velocity CEA SD; and Westways Aviation, as recommended by staff.”

9. AIRPORT MANAGER UPDATE

Cathe Johnson gave the Airport Manager Update. In January, there were 12,887 operations with a total of 8 complaints from 7 households. In February, there were 19,657 operations with 17 complaints from 7 households. In March, there were 13,973 operations with 10 complaints from 8 households. In April, operations significantly decreased with a total of 7,631 and 11 noise complaints from 8 households.

During December, County Airports received a letter from Supervisor Nathan Fletcher regarding concerns from a resident living in an unincorporated area of San Diego. The concern was about low flying aircraft repeatedly flying in that area. County Airports management held a flight training provider outreach meeting with Gillespie Field flight schools, flight instructors and the FAA regarding flight maneuvers over unincorporated areas, and Voluntary Noise Abatement Procedures. The flight training providers were receptive to the community concerns, the FAA verified the flight training providers were in compliance with Federal Regulations and they were maintaining proper altitudes.

The FAA verified they were the authority over air space and any concerns regarding low flying aircraft should be directed to the local FAA office and they will investigate.

10. RUNWAY 17/35 SAFETY AREA DEFICIENCIES

Cathe Johnson gave a presentation on runway 17/35 safety area deficiencies. The presentation covered design standards, stakeholder options, benefits of keeping the runway versus closing, and operation counts specifically for 17/35. As the FAA will no longer fund crosswind runways, future maintenance costs will be a significant financial impact to the Airport Enterprise Fund, airport business and users. County staff will continue to work with the FAA to design a solution which works for both Gillespie Field stakeholders and FAA design standards. Staff will be notifying stakeholders regarding the project and will provide a date for an outreach meeting during the summer. Following this, a report will be given to the GFDC at a future meeting regarding the stakeholders preferred solutions.

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

Anne Baldwin requested clarification on a request from the January meeting that a presentation be given on Capital Improvements at the March meeting. After clarification, a report on lease holder responsibilities regarding maintenance, repairs and improvements on properties will be presented at the next meeting.

12. OLD BUSINESS

There was no old business.

13. NEW BUSINESS

The Council requested that the County continue to seek ways to deliver any financial relief to lease holders at Gillespie Field and that any financial benefit including abatement be passed along by the lease holders to their tenants.

14. ADJOURN

Chairwoman Phyllis Trombi adjourned the meeting at 7:42 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Wednesday, July 15, 2020, in City Council Chambers, 200 Civic Center Way, El Cajon.

By: _____



Lorie Maniss, Office Support Specialist