



# 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  
*Chairman*

Phyllis Trombi  
*Vice Chairwoman*

Bob Davison  
*Councilman*

Duane Barto  
*Councilman*

Vacant  
*Councilman*

**MINUTES OF THE  
 GILLESPIE FIELD DEVELOPMENT COUNCIL MEETING  
 JULY 17, 2019**

<b><u>MEMBERS PRESENT</u></b>	<b><u>STAFF PRESENT</u></b>
Barry Bardack	Roger Griffiths
Phyllis Trombi	Paris Krula
Bob Davison	Anne Baldwin
Duane Barto	Lorie Maniss

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

**1. ROLL CALL**

Chairman Barry Bardack called the meeting to order at 6:00 p.m. Vice Chair Phyllis Trombi, Councilman Bob Davison and Councilman Duane Barto were present.

**2. PLEDGE OF ALLEGIANCE**

Chairman Barry Bardack led the Pledge of Allegiance.

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

There was one public comment thanking airport staff for continuing to keep the airport in good condition and a great place to fly out of.

4. APPROVAL OF MINUTES

Councilman Bob Davison motioned to approve the May 15, 2019 minutes with corrections. Councilman Duane Barto seconded the motion; motion passed unanimously.

5. CHAIRMAN'S REPORT

Chairman Barry Bardack gave an update regarding the GFDC seat vacancy. The City of Santee has recommended James Sly of the East County Economic Development Council. The recommendation has been sent to the Board of Supervisors for appointment.

6. AIRPORT DIRECTOR UPDATE

Roger Griffiths clarified the appointment process for the GFDC vacancy according to the Joint Powers Agreement. For the Seat 2 vacancy, the Recommendation is from the City of Santee, then forwarded to the Board of Supervisors for Appointment, ending with Ratification from the City of El Cajon.

Mr. Griffiths also gave an update on the Cajon Air Center Phase II project. The FAA has received all required documents regarding the Cajon Air Center Phase II project and the County should receive funding soon.

7. REAL PROPERTY REPORT

Anne Baldwin presented the Real Property Report which included an updated photograph of the new monument sign. An update was also provided regarding the Marshall Avenue development phase I, which is nearing completion. The new color scheme for the buildings was presented, and GFDC was advised that a new tenant has been secured for one of the buildings. The status of the Gillespie Field Aviation Lease rent renegotiations was summarized, showing 2 lessees having reached agreement with County, one pending, and 14 expected to respond to County next week.

8. CLASSIC AIRCRAFT HANGARS, INC – PROPOSED NEW 14 YEAR 10 MONTH AVIATION GOUND LEASE

Anne Baldwin gave a presentation on the proposed new 14-year 10-month aviation ground lease for Classic Aircraft Hangars Inc. The presentation covered the terms, rent, equity payment, and required improvements.

The following motion was made by Phyllis Trombi and seconded by Duane Barto. The motion passed unanimously.

*“Gillespie Field Development Council recommends the Board of Supervisors approve the proposed new Aviation Ground Lease with Classic Aircraft Hangars, Inc., as recommended by staff.”*

9. SKY HARBOR HANGARS – PROPOSED SECOND AMENDMENT TO AVIATION GROUND LEASE – RENT RENEGOTIATION

Anne Baldwin gave a presentation on the proposed second amendment to the aviation ground lease for Sky Harbor Hangars. The presentation covered new base monthly rent for the remainder of the lease term.

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

*“Gillespie Field Development Council recommends the Board of Supervisors approve the proposed Second Amendment to Aviation Ground Lease with Sky Harbor Hangars, a general partnership, as recommended by staff.”*

10. AIRPORT MANAGER UPDATE

Paris Krula gave the Airport Manager’s Report. In May, there were 19,485 operations and 97 noise complaints from five households. Of these complaints, four were during overnight hours. In June, there were 23,158 operations and 20 noise complaints submitted by 14 households. Of these complaints, five were during overnight hours.

11. AIRPORT VIEWING AREA UPDATE

Paris Krula gave an update on the new airport viewing area. The current viewing area will temporarily close during the Cajon Air Center Phase II Project, beginning this Fall. Once Phase III of the Cajon Air Center Project begins, the current viewing area will be permanently closed. The new area will provide seating for 18-20 people and include Astroturf and benches.

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

There were no recommendations.

13. OLD BUSINESS


There was no old business.

**14. NEW BUSINESS**

There was no new business.

**15. ADJOURN**

Chairman Barry Bardack adjourned the meeting at 6:43 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Wednesday, September 18, 2019, in City Council Chambers, 200 Civic Center Way, El Cajon.

By:  \_\_\_\_\_  
Lorie Maniss, Office Support Specialist