



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
Council Chair

Bob Davison
Vice Chair

James Sly
Councilmember

Barry Bardack
Councilmember

Wheeler North
Councilmember

MINUTES OF THE GILLESPIE FIELD DEVELOPMENT COUNCIL JANUARY 17, 2024

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

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

1. ROLL CALL

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

2. PLEDGE OF ALLEGIANCE

Council Chair Phyllis Trombi led the Pledge of Allegiance.

3. PUBLIC COMMENTS REGARDING ITEMS NOT ON AGENDA

There were several comments received regarding airport operations and comments applauding the GFDC with their communications with airports staff to assist with the current leasing concerns and other items of concern for stakeholders.

4. APPROVAL OF MINUTES

Vice Chair Bob Davison moved to approve the November 15, 2023 minutes as presented. Motion was seconded by Councilmember Wheeler North; motion passed.

5. COUNCIL CHAIR REPORT

The election was held to install the 2024 Chair and Vice Chair to the GFDC. Councilmember Barry Bardack nominated Phyllis Trombi to remain as Chair for 2024. Vice Chair Bob Davison seconded the motion. Councilmember Bardack nominated Bob Davison to continue his position as Vice Chair for 2024. Chair Trombi seconded the motion. Both motions passed unanimously. Chair Trombi followed the election with the Chair Report.

Chair Trombi continued with providing an update on the parking lease for Neal Aviation. The lease has been executed for the use of two parking spaces located on the West Transient Ramp.

6. AIRPORTS DIRECTOR'S UPDATE

Jamie Abbott provided updates on the following:

- County Leadership-
 - The County is currently seeking to fill the position of Chief Administrative Officer vacated by Helen Robbins Meyer. The position currently has an interim appointment of Sarah Aghassi. Brian Albright is currently serving as interim Deputy Chief Administrative Officer.
- Sustainability Management Plan –
 - The dates on the SMP have been pushed back after review. The document is expected to be ready for Board staff in February followed by public viewing in March. This delay will not be impactful to the current processing of leases. Any changes will only affect new leases and amendments.

- Weld Development Update –
 - Lee Chesnut presented a timelapse video of the construction progress of the development. The project is estimated to be completed July 15, 2024.

- 5- Year Lease Extensions-
 - Based on a motion from the GFDC, airports staff is currently moving forward with submitting a letter in support of the 5-Year Aviation Lease Extension to the Board of Supervisors which is anticipated for presentation at the February 28, 2024 Board of Supervisors meeting. Mr. Abbott requested that any stakeholders available be present at the meeting.
 - Leaseholders that will be affected by the extension, not exceeding 50 years, will be contacted by staff.

- 50- Year Aviation Leases-
 - County is still looking into how SB654 will affect the leases beyond the cumulative 50 years and not just a single lease. Two leases are currently pending submission to go before the BOS. Mr. Abbott stated that a more in-depth update would be presented at the next meeting.

- 33 Industrial Leases
 - County met with Industrial Park leaseholders regarding rent increases that will be coming soon. After appraisals, County offered leaseholders to expand the rent increase over five years to make the increase more manageable.

- Quarterly Stakeholder Meetings
 - Mr. Abbott announced that he will be hosting Quarterly Stakeholder meetings for those who would like to attend beginning January 24th.

7. FINANCIAL UPDATE

Donna Varner, Principal Administrative Analyst for DPW, provided a follow-up on the Financial Report presented at the July 19, 2023 meeting as requested by the GFDC.

The report covered the following items:

- FY 2022-23 Budget and Actual Expenditures
- FY 2022-23 Budget and Actual Revenue
- FY 2022-23 Lease Revenue by Category
- FY 2017-18 through FY 2025-26 Airports Lease Revenue Totals
- AEF Balance

After the presentation, there was discussion regarding Fuel Flowage Fees. Mr. Abbott stated that there was going to be a review of Rates and Charges soon. Council requested that the topic of Fuel Flowage Fees be put on the agenda for the following meeting.

Council requested that a follow-up on the depreciation balance be provided at the next meeting.

8. REAL PROPERTY UPDATE

Carmela Gutierrez provided an update on the following items from the November meeting:

- Golden State Aviation Lease is moving forward with a 5-year lease extension February 28th to the Board of Supervisors. The additional 25 years will be requested at a later date.
- Harper Family Trust is still pending rent adjustment.
- 50 Year Lease Term-
 - Both the El Cajon Flying Services and Mitre Aviation leases will be going before the Board of Supervisors to extend their initial 50-year leases.

9. FIFTH AMENDMENT TO INDUSTRIAL LEASE WITH VERIDIAM, INC

Ms. Gutierrez gave a presentation on the proposed fifth amendment to the industrial lease with Veridiam, Inc. The presentation covered the lease terms, appraisal and base monthly rent outlining the annual incremental increases.

The following motion was made by James Sly and seconded by Barry Bardack. The motion passed unanimously.

"Gillespie Field Development Council recommends the Board of Supervisors approve the proposed Fifth Amendment to Industrial Lease with Veridiam, Inc. as recommended by staff."

10. AIRPORT MANAGER UPDATE

Cathe Johnson began her update with operation counts. In November, there were 12,628 operations with a total of 72 noise complaints from 4 households. During the Voluntary Noise Abatement hours, we received 4 complaints which included low flying helicopters over the Rancho San Diego area. Airports staff contacted the operator and educated them on the citizen concerns and noise impacts. In December, there were 12,598 operations with 65 noise complaints from three households.

2023 had an annual total of 160,377 operations which is an eight percent increase from 2022 which had a total of 148,403 operations.

Ms. Johnson included an update from a previous meeting regarding noise concerns with Alpine residents and a potential meeting the FAA and the residents. The FAA responded by stating that they engage with the communities through roundtables, task forces and other forums that involve broad stakeholder representation on aviation noise concerns. In lieu of meeting with the residents, the FAA would respond in writing to the concerns. Ms. Johnson said that she had reached out to two of the residents and requested their concerns in writing. After the FAA responds, County Airports can educate pilot organizations and flight training providers and share the concerns of the Alpine residents.

Ms. Johnson included an informational item regarding aircraft removal equipment that was brought up at a previous meeting. Gillespie currently has a mutual aid agreement with Heartland Fire and coordinates with local maintenance shops and FBO's for removal. Airports staff is currently looking at quotes on a dolly to aid in aircraft removal and will submit it for leadership review.

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

Fuel Flowage Fees

Councilmember Sly requested that repetitive concerns received during Public Comments be added to the Action Item Tracking Log and discussed under Old Business.

12. OLD BUSINESS

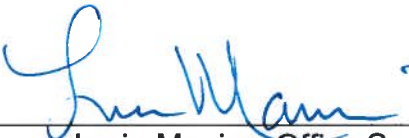
There was no Old Business

13. NEW BUSINESS

One public comment was received during New Business requested that meetings be streamed, and the topic of leaded Av-Gas be added to the agenda. Council stated that public comments were to be heard during the appropriate place on the agenda which is Public Comments.

14. ADJOURN

Council Chair Phyllis Trombi adjourned the meeting at 8:01 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Wednesday, March 20, 2024, in City Council Chambers, 200 Civic Center Way, El Cajon.

By: 

Lorie Maniss, Office Support Specialist