



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 SEPTEMBER 18, 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
	Murali Pasumarthi

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 6:03 p.m. Councilmembers Bob Davison, Barry Bardack, James Sly 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 was one public comment regarding attendance at the Board of Supervisors meetings and another comment regarding the RFP for Sky Harbor.

4. APPROVAL OF MINUTES

Councilmember Wheeler North moved to approve the July 17, 2024 minutes. Motion was seconded by Vice Chair Bob Davison; motion passed.

5. COUNCIL CHAIR REPORT

There was no Council Chair Report.

6. AIRPORTS DIRECTOR'S UPDATE

Jamie Abbott began his report by providing staffing updates on County Leadership and additional staffing within Airports. Mr. Abbott continued with the following updates:

- Sustainability Management Plan (SMP) –
 - Engage San Diego webpage is currently being built. Once complete, the public will be able to review and comment on each section.
 - Stakeholder outreach meeting for Gillespie Field will be held on October 24, 2024.
- Sky Harbor RFP-
 - Appraisals for the property have not yet been received.
 - New Project Coordinator position will be working full time on RFP to expedite.
- 50-year Lease Update-
 - Staff met with stakeholders September 16th to discuss challenges with moving leases forward, including the 5-year lease extensions and the leases beyond 50 years and will continue to meet on a regular basis with smaller working group.
 - Staff will be working with stakeholders to refine proposals in preparation for consideration from the Board of Supervisors.

7. REAL PROPERTY UPDATE

Carmela Gutierrez provided a statement clarifying the definition of reversionary interest and equity payments relating to County aviation leases.

Council requested that staff review how far back improvements can go to be applied to reversionary interest.

Mr. Abbott stated that this topic would be incorporated during one of the 50-Year lease meetings.

8. AIRPORT MANAGER UPDATE

Cathe Johnson presented the Airport Manager Update. In July, there were 17,470 operations which generated a total of 113 noise complaints from five households. One of the complaints received was outside of our noise grid. During the Voluntary Noise Abatement (VNAP) hours, we received nine complaints. Staff reached out to the owner and educated them on the VNAP that is currently in place. In August there were 17,183 operations in which 124 noise complaints were received from seven households. One of these complaints were outside of our noise grid. 14 of the complaints received were during the VNAP hours. Staff reached out to four different registered aircraft owners who generated most of these complaints educating them on the Voluntary Noise Abatement Procedure.

Ms. Johnson provided an update on the Runway 9L/27R Rehabilitation Project. The project has begun with potholing and survey work, construction crews will be working on a test strip mid-October. The total project will take 94 days to complete, to reduce the impact on airport stakeholders, the project timelines have been strategized to reduce the closure time of runway 9L/27R to 22 consecutive days 10/28-11/19. The section of pavement which crosses runway 17/35 will close runway 17/35 for up to 6 days and nights. During this time runway 9R/27L will remain open sunrise to sunset as it is unlit. The schedule is subject to change, so please always check Notice to Air Missions (NOTAMs) for the latest airspace and airport conditions.

Runway closures are scheduled to begin October 28th as follows:

- 10/28-11/19 Rwy 9L/27R closed 22 days/nights
- 11/05-11/11 Rwy 17/35 closed 6 days/night
- All dates are subject to change

Ms. Johnson also informed the Council that the FAA had postponed the VASI replacement with LED PAPI construction project until January 2025.

Ms. Johnson concluded her update by informing all in attendance that there will be a FAA FFAST Meeting scheduled for September 26th. Information on joining the online meeting is available at the airport.

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

There were no recommendations.

10. OLD BUSINESS

There was a public comment requesting user fees at the airport and the economic development of East County.

- Follow Up on County Assessor Property Tax Q&A-
 - Jamie Abbott stated that the questions regarding property tax assessments were discussed at the September 16th outreach meeting.
- Update on 70 Acres/Cajon Air Center-
 - Mr. Abbott updated the Council that the 70 Acres/Cajon Air Center project will be assigned to the new Project Coordinator. Market studies have been done and there has been interest in development. New development will be contingent on the completed construction of the Bradley/67 interchange.

Chair Trombi gave a background on the Bradley/67 interchange project and stated there are two phases to the project and groundbreaking should begin in October.

Mr. Abbott stated that there is currently interest from Foothills Church to temporarily lease a section of the 70 Acres for parking until development has begun.

Chair Trombi voiced concern regarding the environmental impact of a parking lot and asked if a mitigation clause could be written into the lease to hold Foothills Church liable for any environmental damage to the land. Mr. Abbott agreed that could be done.

11. NEW BUSINESS

There were three public comments received on behalf of GALA. The first comment was regarding lease amendment language relating to the 5-Year Lease Extension for COVID Relief and the section stating that hangars are to be “clear of all non-aviation items”. There was a question to staff asking if furniture, or other types of items could be kept in a hangar without the potential for a lease violation. There was also a request to change the wording to “primarily aviation use” instead.

Mr. Abbott stated that these items could be addressed and interpreted as needed and staff would take a commonsense approach to items that are being kept in the hangar.

Deputy Director of Public Works, Murali Pasumarthi, was in the audience and addressed the comment stating that what staff has reflected in the document is coming out of the April 10, 2024 Board of Supervisors direction. He then cited the remaining language in the lease amendment. Mr. Pasumarthi further stated that the Director of Airports has the ability to interpret the language with a commonsense approach as needed for each lease.

The next public comment was regarding hangar leaseholders at Sky Harbor paying property taxes based on their rent. Also, questioning if the County should be paying the taxes as they are currently acting as the leaseholder of the Sky Harbor Hangars.

Mr. Abbott stated that he would contact the County Assessor for clarification.

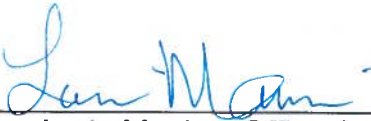
The final comment was in relation to reversionary interest and property improvements stating that in the result the lease is terminated, the County is profiting from the value of the improvements.

Chair Trombi suggested that Mr. Abbott bring these topics up for discussion during the smaller stakeholder meetings.

Councilmember Sly informed everyone that the ribbon cutting for Phase One of the Bradley/67 interchange is scheduled for October 1st from 8:30am-10:30am. Mr. Sly also stated that it was the 40th anniversary of the East County Economic Development Council and wanted to thank Gillespie Field for playing a significant economic role in East County.

12. ADJOURN

Council Chair Phyllis Trombi adjourned the meeting at 7:36 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Wednesday, November 20, 2024, in City Council Chambers, 200 Civic Center Way, El Cajon.

By: 
Lorie Maniss, Office Support Specialist