

CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov



CITY OF
HAYWARD
HEART OF THE BAY

Agenda

Thursday, January 27, 2022

5:30 PM

Remote Participation

Council Airport Committee

COVID-19 Notice: Consistent with Assembly Bill 361/Gov Code 54953(e), the Council Airport Committee (CAC) meeting includes teleconference participation by all CAC members and the public.

How to submit written Public Comment:

Send an email to Amy.Toste@hayward-ca.gov by 1:00 p.m. the day of the meeting.

Please identify the Agenda Item Number in the subject line of your email. Emails will be compiled into one file, distributed to the Committee Members and City staff, and published on the City's Meeting & Agenda Center under Documents Received After Published Agenda. Written comments received after 1:00 p.m. that address an item on the agenda will still be included as part of the record

How to provide live Public Comments during the meeting:

Click this link below to join the webinar:

<https://hayward.zoom.us/j/86937389547?pwd=TXZwampuY0Q4a0pMcFdBaFhuUWFidz09>

Password: H9*Gc#Ke

OR

Telephone:

+1 669 900 6833

Meeting ID: 869 3738 9547

Participant ID: just press #

Passcode: 31621356

How to watch this meeting from home:

<https://www.youtube.com/user/cityofhayward>

A Guide to attend virtual meetings is provided at this link: <https://bit.ly/3jmaUxa>

CALL TO ORDER

Pledge of Allegiance: Council Member Zermeño

ROLL CALL

PUBLIC COMMENTS:

(The Public Comment section provides an opportunity to address the City Council Committee on items not listed on the agenda as well as items on the agenda. The Committee welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits, and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Committee is prohibited by State law from discussing items not listed on the agenda, any comments on items not on the agenda will be taken under consideration without Committee discussion and may be referred to staff.)

APPROVAL OF MINUTES

1. [MIN 22-004](#) Approval of Minutes of the Council Airport Committee (CAC) Meeting Held on October 28, 2021

Attachments: [CAC Minutes for 10-28-2021](#)

REPORTS/ACTION ITEMS

2. [ACT 22-004](#) 22005 Skywest Drive: Assignment/Assumption of Lease with William Field

Attachments: [Attachment I Staff Report](#)
[Attachment II Bud Field Aviation Leasehold Map](#)

3. [RPT 22-004](#) Oral Presentation: Update on Reuse of Skywest Property

FUTURE AGENDA ITEMS

4. [RPT 22-005](#) Updated 2022 Agenda Planning Calendar

Attachments: [Attachment I Staff Report](#)

COMMITTEE MEMBER/STAFF ANNOUNCEMENTS AND REFERRALS**ADJOURNMENT**

NEXT REGULAR MEETING - 5:30 PM, THURSDAY, APRIL 28, 2022



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777 B Street
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File #: MIN 22-004

DATE: January 27, 2022

TO: Council Airport Committee

FROM: Director of Public Works

SUBJECT

Approval of Minutes of the Council Airport Committee (CAC) Meeting Held on October 28, 2021

RECOMMENDATION

That the Council Airport Committee reviews and approves the October 28, 2021 Committee Minutes.

SUMMARY

The October 28, 2021 Council Airport Committee meeting minutes are presented for the Committee's review and approval.

ATTACHMENTS

Attachment I October 28, 2021 Council Airport Committee (CAC) Meeting Minutes



DATE: January 27, 2022

TO: Council Airport Committee

FROM: Director of Public Works

SUBJECT Approval of Minutes of the Council Airport Committee (CAC) Meeting held on October 28, 2021

CALL MEETING TO ORDER

Council Member (CM) Zermeño called the meeting to order at 5:32 p.m. with Mayor Halliday present. CM Salinas joined meeting during RPT 21-124 (Item #3) presentation.

City staff: Alex Ameri, Director of Public Works
Doug McNeeley, Airport Manager
Pamela Svrclin, Airport Operations Supervisor
Todd Strojny, Airport Business Supervisor
Arturo Hurtado, Airport Operations Specialist
Amy Toste, Senior Secretary
Dave Hung, Senior Civil Engineer

Members of the public present:
Six people on the Zoom presentation.

PUBLIC COMMENTS

None.

REPORTS/ACTION ITEMS

1. Approval of Minutes for September 30, 2021

A motion was made by Mayor Halliday and seconded by Council Member Zermeño. The motion passed unanimously; minutes approved as submitted.

2. Update on Fire Station 6 and Fire Training Center Project.

Senior Civil Engineer Dave Hung presented the report.

Mayor Halliday asked why the burn building will be a Victorian-style home instead of a tower. Mr. Hung responded that there will be two types of burn buildings with two different types of fires for the firefighters to experience. The Victorian home will have non-standard hallways and narrow doors which are common in area buildings, and the fires will be Type A accelerant. The tower is for airport-related training, and the fires will be propane.

CM Zermeño asked if the height of the tower building would be an issue for aircraft operations. Airport Manager McNeeley answered negatively. A Form 7460 was completed for the FAA, and all building heights were approved prior to construction.

CM Zermeño asked if the steel beam from the 9-11 World Trade Center would be visible by the public. Mr. Hung replied that it will be seen when in the lobby area of the Apparatus Building (Building #2).

CM Zermeño asked if solar panels would be on any of the buildings. Mr. Hung answered that four of the buildings will have solar panels.

Public Comments

None.

3. Oral Presentation of the Update on Reuse of Skywest Property

Airport Manager McNeeley presented the report with a summary of recent public workshops and an updated site map.

Council Member Salinas and Mayor Halliday thanked the residents of the surrounding neighborhoods for their involvement and comments.

Mayor Halliday asked if FAA regulations would allow for a trail to run closer to the airport in an east to west direction. Director Ameri responded that a southern trail will have to be approved by FAA, but a northern trail (close to the San Lorenzo homes) is in the design.

Council Member Zermeño asked if the FAA Airport Safety Zone could be made smaller, so the business center area and the park be enlarged. Mr. Ameri answered that the FAA Airport Safety Zone is larger than the runway per regulations and the site map will be refined and adjusted as the project moves along.

CM Zermeño queried what would be included in an airport viewing area. Mr. McNeeley noted items such as benches, tables, aviation-related play areas for children, and a replica of the air traffic control tower. CM Salinas liked the view park idea as it makes the airport a destination.

Public Comments

None.

4. Updated 2022 Agenda Planning Calendar

Mr. McNeeley presented the informational report for upcoming items.

The following items were added by the Committee for further action:

1. Update on Reuse of Skywest Property at every meeting

Public Comments

None.

Committee Member/Staff Announcements and Referrals

Mr. McNeeley announced that Airport Open House 2022 will be held the 3rd weekend of September.

CM Zermeño commended Director Ameri and his staff on the renovation of Hesperian Blvd. The medians look nice, and he was happy to see that the olive trees were kept.

ADJOURNMENT

The meeting adjourned at 6:21 p.m.

Meeting Attendance

	Present 10/28/21 Meeting	Present to Date This Calendar Year	Excused to Date This Calendar Year	Absent to Date This Calendar Year
Mark Salinas	✓	4	0	1
Barbara Halliday	✓	5	0	0
Francisco Zermeño	✓	5	0	0



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File #: ACT 22-004

DATE: January 27, 2022

TO: Council Airport Committee

FROM: Director of Public Works

SUBJECT

22005 Skywest Drive: Assignment/Assumption of Lease with William Field

RECOMMENDATION

That the Council Airport Committee (CAC) reviews this report and recommends approval to Council.

SUMMARY

William “Bud” Field entered into a lease with the City of Hayward in 1999 for the leasehold located at 22005 Skywest Drive. Upon his passing in 2010, the company was transferred to a trust that bears his name and operates as Bud Field Aviation, Incorporated. In 2019, the Trustee requested that lease rights be conveyed from William Field (as an individual) to Bud Field Aviation, Inc. This action was approved by the CAC on September 19, 2019, and by the Council on October 1, 2019. At this time, the trustee is requesting that lease rights be conveyed from Bud Field Aviation, Inc. to Friends of Bud Field, LLC, who is led by Adam Grosser, a long-time tenant at the airport. The other partners are also long-time tenants.

If this action is approved by the CAC, the item will be tentatively placed on the Council agenda for February 22, 2022.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Bud Field Aviation, Inc. Leasehold Map



DATE: January 27, 2022

TO: Council Airport Committee

FROM: Director of Public Works

SUBJECT: 22005 Skywest Drive: Assignment/Assumption of Lease with William Field

RECOMMENDATION

That the Council Airport Committee (CAC) reviews this report and recommends approval to Council.

SUMMARY

William “Bud” Field entered into a lease with the City of Hayward in 1999 for the leasehold located at 22005 Skywest Drive. Upon his passing in 2010, the company was transferred to a trust that bears his name and operates as Bud Field Aviation, Incorporated. In 2019, the Trustee requested that lease rights be conveyed from William Field (as an individual) to Bud Field Aviation, Inc. This action was approved by the CAC on September 19, 2019, and by the Council on October 1, 2019. At this time, the trustee is requesting that lease rights be conveyed from Bud Field Aviation, Inc. to Friends of Bud Field, LLC, who is led by Adam Grosser, a long-time tenant at the airport. The other partners are also long-time tenants.

If this action is approved by the CAC, the item will be tentatively placed on the Council agenda for February 22, 2022

BACKGROUND

Mr. William “Bud” Field became an individual tenant at Hayward Executive Airport in 1983. Mr. Field entered into a 48-year commercial lease agreement with the airport in December 1999 for the parcel located at 22005 Skywest Drive, which had been vacant since 1990. His company, Bud Field Aviation, Inc., primarily provides aircraft storage service in a hangar building constructed at this address.

DISCUSSION

Mr. Field passed away in February 2010, but the operation of his company continues to the present day as Bud Field Aviation, Inc. Jim Bowers is the Trustee of the William Field 2009 Living Trust and oversees the daily operation of the business. To perfect the record, he previously requested that the commercial ground lease be assigned from Bud Field, an individual, to Bud Field Aviation, Inc., which was approved by the CAC on September 19, 2019 and the Council on October 1, 2019.

At this time, the Trustee is in the process of selling their leasehold rights of the existing hangar to a group of long-time tenants operating as Friends of Bud Field, LLC. The LLC is led by Adam Grosser, who has also been a tenant at the Airport since 1998. Mr. Grosser is currently the Chairman of UP Partners, an investment firm focused on mobility and has been a tenant of Bud Field since 2000. Additionally, Mr. Grosser has been an enthusiastic supporter of Young Eagles and the annual Airport Open House and is committed to supporting the Airport.

The other members of the LLC include executives with Ring Central, Goldman Sachs, Honeywell, Acrew, GI Partners, and Foundation Capital. Each of the members are aircraft owners who see the value of maintaining and investing in the Airport.

The immediate plans for Friends of Bud Field, LLC are to operate the hangar with the current tenant group. Over time, they are planning a series of modest improvements, such as exterior paint, lighting, and an office remodel. The lease terms will remain unchanged.

STRATEGIC ROADMAP

This agenda item pertains to development at the Airport and does not directly relate to one of Council's Strategic Priorities.

ECONOMIC IMPACT

No economic impact is associated with this administrative change to the lease.

FISCAL IMPACT

No fiscal impact is associated with this action above and beyond the existing rent amount, which is approximately \$28,000 per year.

SUSTAINABILITY FEATURES

No sustainability features are associated with this report.

PUBLIC CONTACT

The agenda and staff report for this item have been posted on the City's website and distributed to interested parties.

NEXT STEPS

If recommended by the CAC, this item will be forwarded to Council on February 22, 2022 for consideration.

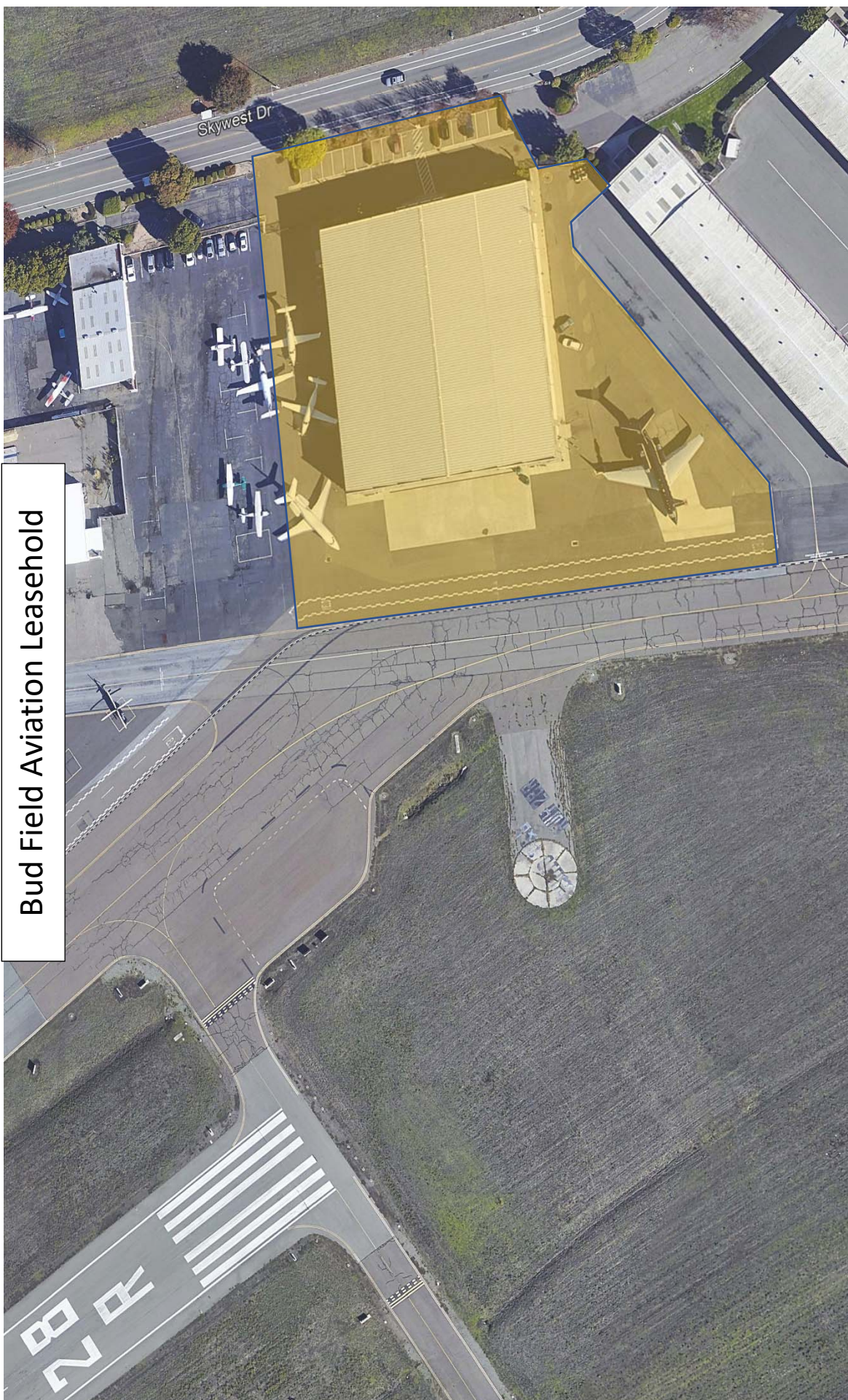
Prepared by: Doug McNeeley, Airport Manager

Recommended by: Alex Ameri, Director of Public Works

Approved by:

A handwritten signature in black ink, appearing to read 'K. McAdoo', is written above a horizontal line.

Kelly McAdoo, City Manager



Bud Field Aviation Leasehold



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File #: RPT 22-004

DATE: January 27, 2022

TO: Council Airport Committee

FROM: Director of Public Works

SUBJECT

Oral Presentation: Update on Reuse of Skywest Property

RECOMMENDATION

That the Council Airport Committee receives an oral presentation on the reuse of the Skywest Property.

SUMMARY

Staff will present an oral update on the reuse of Skywest Property.

ATTACHMENTS

None



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File #: RPT 22-005

DATE: January 27, 2022

TO: Council Airport Committee

FROM: Director of Public Works

SUBJECT

Updated 2022 Agenda Planning Calendar

RECOMMENDATION

That the Council Airport Committee reviews and comments on this report.

SUMMARY

The updated 2022 Agenda Planning Calendar is presented for the Committee's review and comment.

ATTACHMENTS

Attachment I Staff Report



DATE: January 27, 2022

TO: Council Airport Committee

FROM: Director of Public Works

SUBJECT: Updated 2022 Agenda Planning Calendar

RECOMMENDATION

That the Council Airport Committee reviews and comments on this report.

DISCUSSION

For the Council Airport Committee's (CAC) consideration, staff has prepared this updated 2022 Agenda Planning Calendar with topics and anticipated discussion dates listed below.

APRIL 28, 2022
<ol style="list-style-type: none">1. Skywest Property Update2. Hangar Condition Assessment – Project Update
JULY 28, 2022
<ol style="list-style-type: none">1. Skywest Property Update2. Aircraft Noise in Community & Annual Noise Report for 2021
OCTOBER 27, 2022
<ol style="list-style-type: none">1. Skywest Property Update2. Update on Sulphur Creek Project

UNSCHEDULED

1. Taxiways Zulu & Foxtrot – Project Update
2. Review of Catalyst Sites in Industrial Sector
3. Attracting Small Commercial Flight Operators
4. Future Development Plans for South Side of Airport
5. Internship Opportunities at Airport
6. Report on Summer Activities for Teens at Other General Aviation Airports
7. Revenue Generating Potential of CANG Site
8. Partnership Opportunities with Other Airports for U.S. Customs
9. New Lease – Raja Indian Cuisine
10. New Lease – La Quinta
11. Assignment/Assumption of Lease – Aviation Training

NEXT STEPS

Upon consideration and approval from the Committee, staff will schedule items accordingly for future CAC meetings.

Prepared by: Douglas McNeeley, Airport Manager

Recommended by: Alex Ameri, Director of Public Works

Approved by:



Kelly McAdoo, City Manager