



DATE: January 26, 2023

TO: Council Airport Committee

FROM: Director of Public Works

SUBJECT: Approval of Minutes of the Council Airport Committee (CAC) Meeting held on October 27, 2022

CALL MEETING TO ORDER

Council Member (CM) Zermeño called the meeting to order at 5:29 p.m. with Mayor Halliday present. CM Salinas was absent.

City staff: Doug McNeeley, Airport Manager
Pamela Svrclin, Airport Operations Supervisor
Todd Strojny, Airport Business Supervisor
Amy Toste, Senior Secretary

Members of the public present:

Six members of the public were present on the Zoom webinar.

PUBLIC COMMENTS

None.

REPORTS/ACTION ITEMS

1. Approval of Minutes for June 24, 2022

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

2. Montecito Development, LLC. – Ground Lease for California Air National Guard Site

Airport Manager McNeeley presented the report.

Public Comments

None.

Committee Comments

Mayor Halliday asked about the \$1 million in sales tax revenue that this 50-year lease may generate. Karl Higgins, CEO of Montecito Development, responded that part of the plan included a manufacturing facility and the City will benefit from sale of the product.

Mayor Halliday asked if there was any reaction from the nearby aviation tenants. Mr. McNeeley responded that Meridian Hayward is supportive of this development.

CM Zermeño asked who will maintain the community buildings. Mr. McNeeley answered that Airport staff currently maintains the building at the CANG site and would be able to maintain the new building as well.

CM Zermeño asked if it was possible to save part of the historic CANG hangar and to place it on display. Mr. Higgins responded that they would incorporate the CANG sign into the new development.

Both Mayor Halliday and CM Zermeño expressed support for the community building and open space.

A motion was made by Mayor Halliday and seconded by CM Zermeño to recommend presentation of this item to City Council for their approval. The motion passed.

3. Raja Indian Cuisine – New Ground Lease for Property at 1275 West Winton Avenue

Mr. McNeeley presented the report.

Public Comments

Mr. Makan Bains requested a lease term longer than 35-years due to the capital investment required for the planned improvements.

Mimi Dean asked how the Surplus Lands Act relates to this project. Mayor Halliday suggested perhaps the law may not apply to airport property due to safety and aircraft noise concerns.

Committee Comments

CM Zermeño asked why Raja Indian Cuisine would want to extend the lease nine months. Mr. McNeeley explained they estimate it will take nine months to finish improvements.

Mayor Halliday acknowledged the tenant's request for a 50-year lease term, but given the scope of the proposed leasehold improvements and the anticipated capital investment, she thought a 35-year term was more reasonable. She suggested this subject could be revisited in the future, and that perhaps the lease term could be renegotiated at that time. CM Zermeño agreed that a 35-year lease term seems sufficient.

Mayor Halliday and CM Zermeño recommended that this item be reviewed by CAC again in January 2023 for further review related to term length.

4. Update on Reuse of Skywest Property (Oral Report)

Airport Manager McNeeley presented the informational report.

Public Comments

Mimi Dean was pleased that staff would be attending the Eden Area MAC meeting on December 13, 2022. She asked questions regarding the runway safety zone. CM Zermeño suggested that Airport staff address such questions at the upcoming Eden Area MAC meeting.

Committee Comments

Mayor Halliday noted the significant number of comments already received from the community regarding the redevelopment plans.

5. Updated 2023 Agenda Planning Calendar

Airport Manager McNeeley presented the informational report of the upcoming items.

Public Comments

None.

Committee Comments

No comments or requests for additional agenda items by the Committee.

Committee Member/Staff Announcements and Referrals

Mayor Halliday thanked Airport staff for their work on the 2022 Airport Open House.

Mayor Halliday said she was recently approached by a member of the Ninety-Nines International Organization of Women about their interest in refreshing the surface-painted markings on the Airport's compass rose. She felt this project would help provide recognition for women in aviation. Airport Manager Doug McNeeley stated that Federal Aviation Administration (FAA) regulations have changed and there is no longer a suitable location for a

compass rose on the airport. He suggested that photographs and memorabilia honoring women in aviation could be proudly displayed in the Airport Administration Building.

CM Zermeño announced the creation of an aviation club at Chabot College.

ADJOURNMENT

The meeting adjourned at 6:28 p.m.

Meeting Attendance

	Present 10/27/22 Meeting	Present to Date This Calendar Year	Excused to Date This Calendar Year	Absent to Date This Calendar Year
Mark Salinas	x	2	0	1
Barbara Halliday	✓	3	0	0
Francisco Zermeño	✓	2	0	1