

**Special Airport Advisory Board Meeting MINUTES of January 27th 2016 held at 6:00 pm
City Council Chambers, 35 Cajon Street, Redlands, California**

Board Members:

Ingrid Biglow, Chair
Kevin Hakanson Vice-Chair
Ron Klinkebiel
John Loy
Dr James Caley
Miles Miller

Member absent:

John Oros

Staff:

Director Chris Boatman, Quality of Life
Will Hamilton
Tim Sullivan

Guests:

Bill Cheeseman	
Bill Ingraham	Eric Fraser
Ike Tate	Diane Hoyt
Larry Rice	Robert Pearce
Ted Gablin	James Hoyt
Joel Rothschild	Steve Willer
Cindy Gablin	David Guthmiller
John James, City Council Member	Dennis Brown
Philip Starbuck	Tom Jones

I. CALL TO ORDER, ATTENDANCE, PLEDGE of ALLEGIANCE

The meeting was called to order at 6:00 PM by Chair Ingrid Biglow and was followed by Pledge of Allegiance.

II. New Business

SWOT Workshop for Redlands Municipal Airport Business Plan

Chair read decorum for this meeting with emphases on new format

Mr. Randal Wiedemann gave a thorough power point outline of contents to be discussed and eventually incorporated in the airport business plan. The airport users were asked to

participate as were members of the airport board in consecutive order of the following ITEMS:

Strengths

- ‘Come from the inside inherent from the airport’ location, political, managerial aspects, Brand, competitive position, what are the relevant resources does this airport have

Weaknesses

- Strength can also be a weakness. We have a lot of hangers, but when they are empty they become a weakness

Opportunities

- ‘Normally come from the outside’ **then** what are the funding **opportunities**, the Brand?

Threats

- Looking at the challenges that may be a **threat** to the viability of the airport, which typically is funding
- If we lack funding, maintenance of airport is compromised

As for the **Business Plan information**, of staffing, competitive market analyses, leases, revenue options, then we all combined what recommendations can be given. The first steps are to collect key information, relevant data, and airport’s history from the users input.

Mr. Wiedemann also prefaced the two options to increase REVENUE; in one being increased activities and the other decreased costs. His company will look at revenue forecast and expense forecast, in order to prioritize, there is strategic option timelines and the AAB will hear more from the consultants’ findings before any Council actions.

At this juncture **Chair** opened the floor to speakers from the audience:

Strengths

- Mr. Gablin-listed Airport’s positives-decent infrastructure-financial challenges-better leadership-
- Ike Tete-restrictions, executive order, issues with Airport users because City does not follow official guide lines-
- Dennis Brown-flight training operations, rotor-craft and fixed wing aircraft, various air spaces to train in C D E G, special use airspace aerobatic box, test/training in this box, brewery with fly- in pilots
- Steve Willer-flight instructor- underdeveloped field on the west ramp- industrial parcel up for lease, the sports park, the active general aviation community are all strengths, with approximately 300 pilots on site
- Larry Rice-layout and transitions to various other airports in the area affords great student training, without getting involved in class C (Charlie) airspace-

- Bob Pierce – traffic pattern at Redlands airport

Weaknesses

- Mr. Gablin-Challenges to get City approval for fund raising event Toys for Tots-community involvement-FBO only one who does not adhere to routine maintenance-fuel poor equipment and availability, in poor supply, no jet fuel on site
- Dennis Brown-poor access to airport for fuel trucks, severe traffic congestion around brewery-no aircraft wash rack-open drainage dish-stadium lights out-
- Steve Willer-Managerial staff turnover-Airport Land Use Planning Department has no aviation knowledge skilled staff function in a vacuum, not engaging AAB nor the airport users, with contentious political arena. Financially, City signed a 50 year lease agreement with the only FBO on site with no capital improvement nor infrastructure improvements-
- Cindy Gablin-marketing, maintenance, weed abatement, lighting and signage, City web site-
- George Lessard-20 years ago City enacted an illegal “in lieu of tax” on a \$900,000 loan paying of \$120,000/year in order to keep a budget and still we are still paying off that loan and yet in the black making money for the airport-
- Ike Tete-Airport security, fencing, gates-safety hazard from dirt pile east of Rwy 26-

Opportunities

- Steve Willer – City establishes a site on web for airport-Chamber of Commerce collaborations to promote business in Redlands-Many times the airport community has resources City may find useful-
- Dennis Brown-New business plan-New Master Plan-AIP Grants-State Grants-enhance north side of airport using Core of engineers-usages of west ramp-restaurant-business opportunities-light industries surrounding airport
- Greg Peterson-location is amazing-ESRI new opportunities-Drone business as part of new technology-
- Ted Gablin-referenced many ‘other’ airports, Big Bear, Fullerton, San Bernadino, where they ‘market’ the airports within the terminals-there are opportunities for Redlands to take a look at those-
- Joel Rothschild-there is a bigger community opportunity with many of our residents; want to maintain citrus, public parks, open spaces,

biking trails, recreational centers, parks trails for transient infill sights

- Ike Tate-make more efforts to speak the language and to understand the language of aviation, listen to each other
- **AAB members**-Kevin Hockenson involve community members-industrial opportunities-
- Chair-utilize expedience in the technical world, having immediate squawk response to areas of importance, before they become major emergencies to human life and property-
- **Mr. Wiedemann asked the Board their VISION** for the Redlands airport; what do you see looking forward? Your identity? Brand?
- John Loy-personal vision to continue as a private airport, utilizing corporate pilots, having jet fuel, opportunities for training, enhancing what we have
- Chair-re-emphasized to 'heal the wounds' (get our house in order) fix what is broken within-then allow an attractive arena for the pilots coming to Redlands airport for the first time, 'the front door' to find Redlands an attractive place to raise families, and industries
- Miles Miller-Airport Master Plan, where are we going with that? Mr. Boatman interacted, explaining that Mr. Wiedemann is working toward a Business Plan, utilizing everything that may be available for his assessments.
- Ron Klinkebiel-to market the airport not only to the pilots but also to the Redlands community, a destination, a desire to come here for economic growth.

Threats

- Dennis Brown-there are numerous threats to the established buffer zone/open space to the airport-now dealing with noise complains-residential encroachments-pristine, large west ramp has weeds-economics take its toile-stockpile has a light that does not work-a big shame if someone loose his life-
- Ted Gablin-safety = liability let's get the attorney on this item, stockpile, DWR-Grant money-Grant writing-Airport accounting-property tax-AAB role, City needs to respect your role, not to go around you-ordinances FAAs jurisdictions, competitions
- Eric Fraser-expressed the waist of time of 80% of this AAB workshop - He said that only ½ of the airport's property is usable land – speaking on various land use issues-
- Steve Willer, 'we need to get out of our way to make any true progress' the issues of accounting and land use, until they are resolved we cannot make extended progress

- Bill Ingraham-The Master Plan is a Document – to spend any money to update takes grant monies away, monies that can be used for other projects on the airport-ALUP update-modification is a threat to the airport-needs to take a hard look at-The only city that did not contribute money to the San Bernadino Airport Authority was Redlands-there should be a dialogue with the SB Authority and Mr. Ingraham can facilitate that-traffic from SB Airport is a threat to Redlands airport, a hindrance to airspace approaches
- Ike Tete-Land use Planning, 59060 City has not complied with Federal Registrar, it was not approved, rezoning 150-33 explains about noise abatement study takes ONE year, FIVE year plan for the Kangaroo Rat habitat to get rid of/replace, it was a major issue
- Kevin Hockenson-The focus on funding is an area to carefully look at, where are we placing the funds best
- Chair-‘Healing The wounds from unethical, illegal, mismanagement of ‘ airport land, funding, loans, we are hiring you, spending our tax dollars, we will gladly spend taxes toward something with integrity, to our airport that we build back up, a diamond in the rough, one that we can be proud of

PUBLIC COMMENT:

There were non-agendized comments: Mr. Dennis Brown offered validation to Quality of Live Department. He also re-emphasized communication from all airport users, City departments, staff members everyone is on the same team.

Announcements: There will be city a website available for a survey regarding the topics covered this evening

Scheduled also is AAB meeting on February 3rd with DWR speakers

Meeting was adjourned at 8:12 pm

Minutes Submitted by:

Ingrid M. Biglow, AAB member

