

**CITY OF SAN DIEGO**  
**AIRPORTS ADVISORY COMMITTEE**  
**DRAFT MINUTES**  
**Meeting of July 12, 2022**

**Montgomery-Gibbs Executive Airport,**  
**3750 John J. Montgomery Drive, San Diego, CA 92123**  
 Via teleconference

**1. CALL TO ORDER and PLEDGE OF ALLEGIANCE**  
 Chair Reid called the meeting to order at 3:00 p.m.

**2. ROLL CALL**  
 A quorum was present.

<b>MEMBERS PRESENT:</b>	<b>MEMBERS ABSENT:</b>
J.H. Aldrich Montgomery Field Aviation Lessee Community	Buzz Gibbs Kearny Mesa Community
David Gordon Special Expertise	Joel Ryan FAA Air Traffic Control Tower
Ron Lee Brown Field Aviation User Group	Lisa Golden Otay Mesa Community
Gary List Brown Field Aviation User Group	
Rich Martindell Special Expertise	
Vice-Chair Chuck McGill Montgomery Gibbs Aviation User Group	
Mike Ogilvie Tierrasanta Community Council	
Chair Tom Reid Clairemont Community	
Tom Ricotta Brown Field Aviation Lessee	

\*Mr. Ryan is the non-voting member representing the FAA Control Tower at Montgomery - Gibbs Executive Airport.

**STAFF PRESENT:**  
 Andy Schwartz, Charlie Broadbent, David Reed, Enza Charles.

**3. NON-AGENDA PUBLIC COMMENT**  
 Nicholas Reed, New Chair, representing the Clairemont Planning Group stated that the Planning Group functions as one of the planning groups within the City of San Diego and that they have 10 out of 16 members currently representing their community. Mr. Reed stated that there are a couple of projects that are coming up that the Planning Group wanted everyone to be aware of, including a 224 apartment complex that would be going up in the south Clairmont neighborhood

that is being heard by the project sub-committee tomorrow July 13th and an informational hearing on the 19th of July.

Chair Reid read public comment into the record from Kent Casady "Thank you, members of the AAC and City of San Diego Airport. I apologize for not being here in person but I am out of town today. Background – I have been a pilot and tenant at MYF for many decades. I was initially involved in the effort to move the United Airlines Hangar Terminal (UAHT) from SAN to the Leatherneck Museum at MAS Miramar. Then the museum was closed, so that plan was dropped. I then sought to have the UAHT moved to the SD Aerospace Museum at SEE. Unfortunately, the building was too large to fit within the runway setbacks and the County of SD decided not to move the UAHT to SEE. I was then involved in the effort to move the UAHT to MYF – the best idea yet – and I received a very enthusiastic response from all parties involved, the City of San Diego, Crown Air / Executive Airpark, and most of the pilots at MYF who heard about it were in favor of moving the building. Then the project was cancelled. This is a tragedy for MYF, because the UAHT is a wonderful historical building that would be a huge asset to MYF and the general public, and there is already money in the Terminal 1 expansion fund slated for its dismantling and reassembly. I am seeking clarity on why this plan was cancelled. My request is that the AAC or the parties involved in the decision to stop the plan to move the UAHT to MYF provide the specific language in the rules or regulations that prevent this move, and an appeal to the AAC to re-examine the issue to see if there is any way to make this happen. I would be happy to provide more details on this wonderful building and how it would be an asset to MYF at a future date. Thank you for your time and consideration."

#### **4. APPROVAL OF MINUTES**

Mr. Martindell made a motion to approve the minutes as written. Vice-Chair McGill seconded the motion, which passed unanimously.

#### **5. UNFINISHED BUSINESS**

None

#### **6. NEW BUSINESS**

Program Manager for Lease Administration Enza Charles gave a presentation on the Consent of Transfer of Rights and Agreement with Metropolitan Airpark LLC and San Diego Airpark, LLC and 59 First Amendments to Flat Rate Parcel Ground Lease and Right of Entry Agreements with San Diego Airpark, LLC.

Vice-Chair McGill inquired as to whether or not this development would include in new customs Facility for Customs and Border Patrol (CBP). Ms. Charles responded that it is included in this phase of the development.

Chair Reid inquired about whether this included the temporary facility for CBP or if that is separate?

Mr. Reed responded that the temporary facility for CBP is currently on hold, as the construction of this permanent facility is seen as imminent and if the funds could be used for other needs. The City is still reserving its ability to construct a temporary facility if needed, but at this time CBP seems willing to wait.

Vice-Chair McGill inquired if there was currently Customs at Brown Field.

Mr. Reed responded yes, they currently operating out of their current space in the terminal.

Mr. Martindell inquired if there was any additional background on why MAPS is taking on a partner in this deal.

Ms. Charles is not sure of the reason but it might be financial.

Mr. Reed stated they have a large amount of experience in developing large property projects. They developed the McClellan Airport in Sacramento. Deputy Director Jorge Rubio has been in contact with them and they are very satisfied in the work they've done. They also have large list projects that they've done, so they have some expertise in this as well a higher level of financial backing.

## **7. STAFF REPORTS**

### Airports Program Manager- David Reed filling in for Deputy Director Jorge Rubio

- Mr. Reed is currently filling in for Deputy Director Jorge Rubio as he is currently traveling to the Southwest Chapter of the American Association of Airport Executives (SWAAAE) conference in Sonoma where he will be transferring his Presidency to the next President of SWAAAE.
- Staff is currently working with Engineering and Capital Projects to develop and RFP/RFQ for a five (5) year contract Planning, Engineering, and Design for both the MYF and SDM Airport Improvement Projects including projects that will be funded via the Bipartisan Infrastructure Legislation (BIL) and by the airport enterprise fund alone.
- Staff will be holding interviews for the Environmental Biologist III position this Thursday the 14th. Airport Management has hired two new employees: Carol Luna, Ground Maintenance Worker II, and Juan Bazabal, Airport Operations Assistant.
- Both airports have recently had a few Alerts/Incidents – All have resulted in no injuries and have had minimal impacts.
- There have been a couple of security incident recently to which staff has had to respond to with the assistance of SDPD, all of which were handled appropriately. City would like everyone to please be aware of the security at our airports, staff will be monitoring gate access more closely and asks again that all users please stop and wait for gates to close behind to prevent any unauthorized entries onto the airport's property.

### Montgomery - Gibbs Executive Airport (MYF) – Mr. Charles Broadbent, MYF Airport Manager

- There were over 27,000 flight operations in June.
- Signage in Taxiway Echo and Runway 23 were updated.
- The gate code was changed.
- Couple of the alerts included a Duchess that had a gear-up landing the nose gear There were no injuries.
- The Aerospace and Aviation Day at the State Capitol in Sacramento was successful. There was a Cirrus SR22 placed on the steps of the State Capitol. Talked to about 45 legislators, worked with the Aviation Caucus, and built an informative panel with the FAA and the industry. It was a great opportunity to promote aviation and an amazing experience.

Mr. Gordon followed up on a question he asked in a previous meeting. Regarding the state's aviation budget. Mr. Broadbent stated they did not discuss the budget. The fuel tax was discussed, and the FAA is working to find a solution however, there is no direct action from the state yet.

### Brown Field Municipal Airport (SDM) – Mr. Andy Schwartz, SDM Airport Manager

- Gate #1 is down due to vandalism.

- Brownfield had 98,000 operations in the fiscal year.
- Brownfield had Runway Safety Action Team (RSAT) meeting on June 30<sup>th</sup> and it went well.

Real Estate, Lease Administration – Ms. Enza Charles

- Staff continues to work with the City Attorney's office to recapture the ABRE Leasehold.
- Staff is preparing a draft lease agreement for the San Diego Community College. They have accepted the lease terms of three years with two three-year options with an annual three percent flat rate adjustment and at the end of year six, there will be an appraisal run adjustment prior to year seven.
- At the Montgomery Office and Retail Complex, staff is preparing an RFP for the property management company services.
- The new chiller for the 8665 Gibbs was installed this past Saturday. The temporary chiller in the parking lot will be picked up sometime next week.
- Staff was working on the Retail Center roof replacement project. We are in the process of awarding the contract.
- There are only three tie-downs currently available and no hangars.
- Staff is continuously with City Attorney's office regarding the Sheraton Four Point settlement.

Mr. Ricotta inquired about the status of recapturing the ABRE leasehold.

Mr. Reed responded since the City Attorney's Office is involved he cannot comment much, but things are moving in a positive direction and the City is taking all of the proper steps to ensure that it is recapture as soon as possible.

**OTHER REPORTS**

None

**8. AIR TRAFFIC CONTROL TOWER REPORT**

John McFerren representing the Tower provided the update that the FAA now considers MYF to be the number one general aviation airport in the nation in terms Air Traffic Complexity based upon the recent Traffic Complexity Index (TCI) calculations.

Staffing at Montgomery Tower is challenging as they are losing a controller next month.

Chair Reid thanked the tower for all their work and professionalism, as they always do an amazing job keeping everyone safe.

**9. COMMITTEE COMMENTS**

None

**10. ADJOURNMENT**

The meeting adjourned at 3:59p.m.

Next meeting will be September 13, 2022.

Respectfully,  
David Reed