

CITY OF SAN DIEGO
AIRPORTS ADVISORY COMMITTEE
ADOPTED MINUTES
Meeting of April 9, 2019

Montgomery-Gibbs Terminal, 3750 John J. Montgomery Drive, San Diego, CA 92123

MEMBERS PRESENT: J. H. Aldrich (Montgomery Field Aviation Lessee), Jackie Ander (Serra Mesa Community), Tom Dray (MYF Tower), Buzz Fink (Special Expertise), Buzz Gibbs (Kearny Mesa Community), Lisa Golden (Otay Mesa Community), Chairman Scott Hasson (Tierrasanta Community), Rich Martindell (Special Expertise), Vice Chair Tom Reid (Clairemont Community), Tom Ricotta (Brown Field Aviation Lessee) *arrived late*

MEMBERS ABSENT: Chuck McGill (Montgomery-Gibbs Aviation User Group) *excused*, Ron Lee (Brown Field Aviation User Group) *excused*, David Ryan (Special Expertise) *excused*

STAFF PRESENT: Charlie Broadbent, Kathy Chavez, Thurman Hodges, Michele King, Millie Moore, Rod Propst, Wayne Reiter, Rodel Riego, Andy Schwartz, Debbie Shauger

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

Chairman Hasson called the meeting to order at 3:30 P.M. A quorum was present.

2. APPROVAL OF MINUTES

Chairman Hasson requested any comments, changes, or deletions to the meeting notes from March 11, 2019. Vice Chair Reid moved to approve, seconded by Mr. Martindell, two abstentions Mr. Gibbs and Ms. Golden, all in favor, approved as written.

3. NON-AGENDA PUBLIC COMMENT

Mr. Gibbs introduced Robyn Badilla who is part of the Kearny Mesa Planning Group Board and recommended her as his replacement. The AAC welcomed Ms. Badilla to the Committee. Mr. Reid read a letter from Mr. Turner to the Committee. The letter is regarding fair distribution and cost of access cards. Mr. Turner is one of airport users and has 5% of the operations. Mr. Broadbent responded currently reviewing access card policy and will address in his staff report. Mr. Propst stated Mr. Broadbent will make a policy, present it to the Committee and will put it in the procedure manual. Mr. Reid offered to assist with the policy. Discussion took place regarding the access card policy.

4. NEW BUSINESS

Chairman Hasson stated there has been an inquiry about the MAP Project at Brown Field and Mr. Jayson Christopher, the Project Manager, will give the status of the project. Mr. Christopher introduced himself as the Executive Vice President of the MAP Project. He gave an overview of the project. Mr. Gibbs inquired about the time line of the project. Mr. Christopher responded currently in the process of getting a few environmental permits and in final stage of approval. He gave an overview of the time line of the project and answered questions.

Mr. Christopher stated that the goal is to break ground by the end of summer.

5. OLD BUSINESS

- Bylaw Review Committee Report

Subcommittee Chair Reid discussed the Bylaws Report with highlighted changes in compliance with the City Charter and Municipal Code. Paragraph 202 on the report regarding serving terms was revised to 4 years and Paragraph 205 verbiage was changed to “use”. Subcommittee Chair Reid made a motion to approve the Bylaws with changes, Mr. Martindell seconded, all in favor, approved with changes.

Chairman Hasson thanked Mr. Reid and Mr. Gordon for their help with amending the policy.

6. STAFF REPORT

SDM General Update – Andy Schwartz, SDM Airport Manager

- Powerland did a mow today.
- Preparation was done for the Repainting Terminal Project and painting is to be completed within 45 days.
- Next Pilot’s meeting is on May 8th at 4:00 p.m. in the Brown Field Conference Room.

MYF Update – Mr. Broadbent, MYF Airport Manager

- The gate card cost has been reviewed and the cost of the new blank cards is about \$5 per card. The first gate card is free. A card printer package has been purchased. With the cost of the new components, OPS can charge \$10 for replacement gate card. The cost for the replacement card is reduced from \$25 to \$10. The gate card policy is still under review and by the May AAC meeting the policy changes will be completed.
- There will be an additional 10 tie-downs in transient along the fence line will be used as month-to-month lease spots and will be available in mid-May. If interested see Mr. Broadbent. Ms. Shauger will be writing up the leases. The month-to-month leases are \$126 and for the multi-engine \$136.
- OPS met with the City planning and there is no need to change the boundary line of the environmentally sensitive area to the north of 28R, but there is still a lot of planning to remove the terrain that has been deemed an obstruction by the FAA.
- The water pipeline is installed, next step is the pressure test and bacteria test. After test results come back it will be paved in three weeks.

Tower Update – Tom Dray, MYF Tower Manager

- A request was made from the controllers regarding the Soledad departure. There is a conflict between Miramar departures and Montgomery departures because the runway ends are not 3 miles apart. Mr. Dray gave an overview of the solution to the Soledad departure issue by meeting the coordination requirement.

Real Estate Update – Thurman Hodges, Supervising Property Agent

- MAP plans to use CFD to finance infrastructure.
- Scheduled to meet with Debt Management and the Financial Feasibility Consultant next week.
- Real Estate met with Stream Realty Group and Industrial Realty Group to discuss marketing of industrial uses.

- Real Estate is in the process of working to obtain FAA approval of Airport Layout Plan and FWS approval for FONSI.
- Coast Air Center is responding to comments from DSD regarding its submittal of plans for development and processing SNDA for their lender. Airports has developed a Plant Palette for Airports.
- Real Estate is meeting with Corporate Helicopters this month to review their proposed respond to comments on their plans from DSD.
- A meeting took place with lessee of the Four Points by Sheraton Hotel and discussed City's intent to exercise right of reverter sent to City Attorney's Office (CAO). Lessee stated she was saving money to cure the default.
- Alan Wilson will perform appraisal on 24 acres-expected start by mid-April on the Gibbs Leasehold. Request of Expression of Interest and due to significant interest City will be issuing a RFP early July at the latest.
- Notice of Default is being reviewed by CAO on Montgomery Field Associates LLC.
- Fred Sorbi's lease has expired and working on a month-to-month Agreement. Currently waiting on development proposal for a longer term on lease.
- A Notice of Default was issued to Mr. Griscom for failure to pay rent.
- Airports has identified a consultant to facilitate meetings regarding the development of Real Estate Program. Mr. Reid agreed to participate in this process.

Noise and Special Projects – Wayne Reiter, Airport Program Manager

- A report was given on the Master Plan. Brown Field ALP is still going through FAA for review. The Montgomery Field ALP was submitted for the Airport District Office initial review. The EIR is ongoing and technical reports coming any time.
- The Quarterly Noise Report and Operations Report are available to the AAC. The first quarter of the year operations are up and complaints are down.

Deputy Director Remarks – Rod Propst, Airports Deputy Director

- Mr. Propst recognized Mr. Riego for job well done in getting Job Order Contract to repaint the buildings at MYF and SDM.
- The Public Works Department is doing the Customs and Border Protection (CBP) building at Brown Field and it is up to \$2.9 Million plus, which can result in depleting the Capital Improvement Project (CIP) funds for both MYF and SDM and as a result Airports will forgo about \$28,000,000 in FAA grants for CIP projects.

Mr. Ricotta inquired about the budget for next year.

Mr. Propst responded the budget will be shared at the next AAC meeting.

Discussion took place regarding the CIP funds for the CBP building.

7. ANNOUNCEMENTS

None

8. ADJOURNMENT

The meeting adjourned at 4:48 p.m.

The next meeting will be held on May 14th, 2019.

Respectfully,
Millie Moore