

CITY OF SAN DIEGO
AIRPORTS ADVISORY COMMITTEE
DRAFT MINUTES
Meeting of May 10, 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 3:02 p.m.

2. ROLL CALL
A quorum was present.

MEMBERS PRESENT:	MEMBERS ABSENT:
Buzz Gibbs Kearny Mesa Community	J.H. Aldrich Montgomery Field Aviation Lessee Community
David Gordon Special Expertise	Joel Ryan FAA Air Traffic Control Tower
Ron Lee Brown Field Aviation User Group	
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	
Lisa Golden Otay Mesa Community	

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

STAFF PRESENT:
Jorge Rubio, Andy Schwartz, David Reed, Enza Charles.

3. NON-AGENDA PUBLIC COMMENT
Ms. Golden inquired about the time frame of the telephone poles removal when the Metropolitan Airport Project begins. Mr. Rubio responded they will be taken down; however, it will not occur immediately; the project will take approximately 20 years to complete.

Mr. Gordon commented he has attended several Planning Zoom meetings and the public has been invited to join these meetings. He would like to invite the public to the next AAC meeting. He commented as a committee member he would like to know who else is attending or watching the meeting.

Mr. Rubio responded City protocol is being followed for these meetings and is willing to discuss this at a later time with Mr. Gordon.

4. APPROVAL OF MINUTES

Mr. Martindell made a motion to approve the minutes as amended. Mr. McGill seconded the motion, which passed unanimously.

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

A. Receive and File the Fiscal Year 2022-2023 Airport Management Enterprise Fund Proposed Budget.

- Mr. Rubio gave a presentation on the Fiscal Year 2022-2023 Airport Management Enterprise Fund Proposed Budget.
- Mr. Rubio thanked staff, and specially Nicole Chalfant and Rodel Riego for their dedication and work preparing the budget.
- Mr. Gordon inquired about the need to hire a property management team to handle the Retail Center and Office Buildings if there are four Real Estate Agents on board. Mr. Rubio responded having a property management team to run this operation is going to be more efficient in order to properly respond to any issues that may arise. Mr. Rubio believes the \$200,000 is a good investment to free up the Real Estate team to be more responsive to the rest of the tenants. The property management agreement will include handling the maintenance and repairs that need to be addressed immediately. Assisting in getting appraisals, as they may have access to additional information that our group may not have. They are more efficient in trying to lease those spaces out for us.
- Mr. McGill inquired about the disposition of the underutilized airport property and asked for clarification if the Arc property sale was the only thing Mr. Rubio was referring to.
- Mr. Rubio confirmed that it was correct.
- Mr. McGill inquired in regard to the plans for the hotel regarding the land the City hopes to recapture. Mr. Rubio responded that there are not any definitive development plan for this area currently, once the City recaptures the property we will plan accordingly as we land adjacent to the area that also needs to be developed.
- Mr. McGill inquired about the location of the new unleaded aviation fuel tank.
- Mr. Rubio responded a request has been submitted to Engineering and Capital Projects to help us determine the ultimate location. At this time the plan is to place the tank in the north east corner of the Terminal parking lot and to move the fence line to make this part of the Transient Ramp, so that pilots will have access to the assisted self-serve tank.
- Mr. McGill inquired who would be the service provider for the tank.
- Mr. Rubio responded we are planning to install it and issue a contract to one of our operators to have them provide the fuel, sale the fuel, and maintain it for us.
- Mr. McGill commented Chandler Airport operate their own fuel and seems to make a lot of money. He recommends both methods be looked into.

- Mr. Rubio reassured Mr. McGill the both options will be examined and considered.
- Ms. Golden commented out of experience from managing her own real estate assets, a lot of the issues can be handled with part time staff members. Ms. Golden recommended Mr. Rubio should look into this because it may be more financially feasible.
- Mr. Rubio stated they are looking at all options and what is more cost-effective.
- Chair Reid requested a copy of the last submitted Montgomery Gibbs Executive Airport (MYF) Master Plan.
- Mr. Rubio will provide a copy for him.
- Mr. Rubio stated a member of the public has a comment on this item. Ms. Sandra Stahl is delighted to see funding for unleaded fuel in the FY2023 budget, but for a reason that is unrelated to the environmental concerns that the AAC might not be aware of. It's possible in the near future the tetraethyl lead used to boost octane lead avgas might no longer be available. A company by the name of INNOSPEC, by the company's own admission is the world's only manufacturer of tetraethyl lead which of course is used to boost octane rating and they maintain it their tetraethyl lead manufacturing in Britain imported it into the U.S. where it was sold to petroleum companies which then add it to motor vehicle gasoline minus the ethanol to make leaded aviation fuel. The U.S. supply of lead gas depends on this one company however as of last year no company in the world now uses leaded fuel for on-road vehicles. What that means is that the price of leaded avgas will likely go through the roof to make up for decreased profits since no country now buys their tetraethyl lead products for on-road vehicles. That makes it even more important to the pilots for MYF to start offering unleaded fuel.
- Rich Martindell has made a motion to receive and file the fiscal year 2022-23 report management enterprise fund proposed budget. Mr. Gordon seconded the motion, which passed unanimously.

7. Staff Reports

Deputy Director Report – Mr. Rubio

- Customs and Border Patrol will be vacating their hangar and the ramp space at Brown Field Municipal Airport (SDM) on May 30, 2022 and we have a few parties interested. When the full appraisal has been performed, we will report back what the next steps for this facility are.
- Staff and I will be presenting in front of the Serra Mesa Community Council on May 25, 2022, at 6:30 pm to provide an update on the developments at MYF.

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

- Mr. Rubio reported on behalf of Charles Broadbent.
- There were 27, 000 flight operations conducted at MYF in April 2022.
- Gate #1 on Ponderosa Avenue has been repaired and is fully operational.
- Repairs to correct failing asphalt were made to the mid-port ramp and the service road adjacent to Crown Air.
- The interview process for the Airport Operations Assistance Classification is ongoing at the moment.
- Chair Reid stated he always wants to make sure that they know that repairing the asphalt in the Marigold area would be a wonderful thing to happen.
- Mr. Rubio responded staff is looking into it. Mr. Rubio reassured Chair Reid he wants to ensure it is done accordingly and it is one of the items listed for repairs in addition to all other priorities.

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

- Following up from the previous AAC meeting, the pedestrian gate located by the San Diego Jet Setter has been repaired. A contract has been secured with a contractor to come out and perform PM's on gates one through five.
- The ACMG Annual Inspection results were sent out to the tenants yesterday. Mr. Schwartz will be following up on the items noted within the next two weeks.
- Powerland is conducting mows currently.
- Mr. Reid inquired about responses to the posted links regarding the tower survey.
- Mr. Schwartz will follow up with Mark in the tower at SDM.

Real Estate, Lease Administration – Ms. Enza Charles

- Staff is taking the Corporate Helicopter's second amendment to the lease to Council on May 17, 2022. It passed the land use and housing committee on April 12, 2022.
- Staff continues to process the interim lease for aircraft parking at Coast Air Center.
- Staff is finalizing the right of entry agreement for the Mitigation Parcel Project at Brown Field.
- Staff continues to work with the City Attorney to recapture possession of the leasehold from ABRE they have failed to vacate as of May 8, 2022.
- As Deputy Director Rubio has mentioned in his presentation, the staff is preparing the RFP for the services to bring on board a property agent company to manage the MYF office and retail complex.
- The parking structure repair at 8525 Gibbs building has been completed. The damage was caused by a tenant trying to drive his camper van into the parking garage.
- Gensler space planning the second floor at 8575 Gibbs building for a couple of different City departments to take additional space.
- The new chiller for 8665 Gibbs Drive is expected to arrive in mid-June, staff is also replacing the boiler and the pipes. There is an expected delivery of six to eight weeks from now.
- Requests for quotes have been sent out for the Retail Center Exterior Refurbishment Project last week and processing to award the contracts.
- There are currently two tie-downs at the City hangar west and three tie-downs at the terminal ramp parking available. Debbie is working on leasing those hangars.
- City staff continues to work with the City Attorney's office on the Sheraton Four Points Lease. Mr. McGill asked about the status of the Community College lease on the hangar the currently occupy.

Ms. Charles stated we are currently preparing a lease for their review.

Mr. Gordon asked about the paving the Crownair agreed to do as a part of the Executive Airpark development.

Mr. Rubio responded that he has spoken with Crownair regarding the matter and awaiting a plan on how they intend to make those repairs.

8. AIR TRAFFIC CONTROL TOWER REPORT

- Mr. Ryan stated that they are still trying increase staffing the tower and they are looking into ways to increase and maintain safe operations while staffing is low.
- The Runway Safety Action Team meeting will be occurring in July and invites will sent out about month prior to the meeting.
- Chair Reid stated his appreciation for all the hard work the staff in the Air Traffic Control Tower do as skilled professionals.

9. COMMITTEE COMMENTS

None

10. ADJOURNMENT

The meeting adjourned at 4:05 p.m.

Next meeting will be June 12, 2022.

Respectfully,
David Reed