

CITY OF SAN DIEGO
AIRPORTS ADVISORY COMMITTEE
MINUTES
February 8, 2023

Montgomery-Gibbs Executive Airport,
3750 John J. Montgomery Drive, San Diego, CA 92123
 Hybrid

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.

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

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

STAFF PRESENT:
 Jorge Rubio, David Reed, Charles Broadbent, Thurman Hodges, Frank Santana, Debbie Shauger, Enza Charles, Andrea Berlanga, Andy Schwartz, Reece Cabanas

3. NON-AGENDA PUBLIC COMMENT
 A member of the public requested that staff postpone spring mowing at MYF until Gazania Flowers have gone to seed. It was also mentioned that the seeds only develop after the flowers have subsided.

4. APPROVAL OF MINUTES
 Chair Reid provided corrections to the spelling of Bob Basso and Bill Shenkle. Mr. Martindell

provided a correction on page 3 regarding the use of the word aircraft. Mr. Martindell made a motion to approve minutes with stated corrections. Mr. Ricotta seconded the motion. Motion passed.

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

A. **Third Amendment to City of San Diego Third Amended and Restated Flat Rate Lease with Brown Field Aviation Ventures, Inc., regarding 20.29 acres of real property at Brown Field Municipal Airport, and Third Amendment to City of San Diego Flat Rate Aviation Lease with RAMP 5 Holdings, regarding 3.62 acres of real property at Brown Field Municipal Airport.**

Mr. Rubio elaborated on the recommendation that the Airports Advisory Committee recommends that Council approves the following:

1. A resolution approving and authorizing the Mayor or designee to execute the Third Amendment to City of San Diego Third Amended and Restated Flat Rate Lease ("BFAV Third Amendment") with Brown Field Aviation Ventures, Inc., regarding 20.29 acres of City-owned real property at Brown Field Municipal Airport under the terms and conditions set forth therein.
2. A resolution approving and authorizing the Mayor or designee to execute the Third Amendment to City of San Diego Flat Rate Aviation Lease ("RAMP 5 Third Amendment") with RAMP 5 Holdings LLC, regarding 3.62 acres of City-owned real property at Brown Field Municipal Airport under the terms and conditions set forth therein.

No discussion took place. Mr. Lee made a motion to approve staff recommendations. Mr. Martindell seconded the motion. Mr. Ricotta abstained. Motion passed.

7. INFORMATIONAL ITEMS

A. **Presentation by Member of the Public Regarding the History of the Marigold Hangar Area at Montgomery Gibbs Executive Airport**

Mr. Bob Basso, an airport user, provided a brief presentation on the history of Flattop and Marigold. Prior to Flattop and Marigold, Mr. Basso mentioned that aircraft were tied down at the west end of the airport which was mostly dirt. A new airport manager observed the situation and created the paved areas that are now known as Flattop and Marigold. Many tenants had month-to-month leases for over 35 years. Users drafted a 25-year lease agreement; however, this lease agreement was temporarily reduced to a 15-year lease agreement, pending the completion of the airport's Master Plan. With the completion of the Master Plan, Mr. Basso is requesting that staff consider a lease extension. Mr. Rubio advised that staff is working on a lease extension.

B. Staff Reports

Deputy Director, Airport Management - Jorge Rubio

- Mr. Rubio provided an update on the 10,000-gallon tank for unleaded fuel tank
- The San Diego Airpark FBO portion of the project is scheduled to start around March or April
- Regarding the incident with the Falcon Jet, the City's insurance company has reimbursed.

- Airport \$443K that is now in the Airport Management Enterprise Fund
- Staff is working on the budget for Fiscal Year 24. Staff will be requesting three new positions in airport operations
 - KLR, a developer, is planning to build a 7-story residential building at 3585 Aero Dr. They went through a Ministerial review to obtain the building permit and have received the FAA Part 77 notices of determination. Staff has requested to review them

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

- There were over 21,000 operations in January
- Interviews were conducted and two conditional offers were made and accepted for the Airport Operations position. Jerry Magner was promoted from Utility Worker II to Airport Operations Assistant.
- Six spots were painted on the ramp areas, these are position reporting points to reduce two-way radio communication confusion with the tower. The tower will be providing outreach to familiarize pilots with these markings
- The movement-area boundary marking was refreshed, and a vehicle service road was marked on the transient ramp
- A purchase order was opened to repair gate #9
- The final bids for the Marigold hangar asphalt area are due Thursday and then staff will move forward with the Purchase Request

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

- There were 7,169 operations in January and down 18 percent for the month compared to last year.
- SDM south perimeter fence was breached, staff still awaiting purchase order to repair the damaged panels
- Gate #5 is non-operable and Gate #4 operation is erratic due to wire damage caused by pests, the loop detector needs replacing.
- Runway 8L Precision Approach Path Indicator Lights (PAPIs) are out of service. Staff is working to get them repaired by either City Electrician, or by a contractor.
- Uninterrupted Power System for airfield lighting is malfunctioning and staff is working on getting repairs made
- SDM recently had an airfield sweep

Real Estate, Lease Administration – Ms. Enza Charles, Program Manager

- Staff is working with the City Attorney Office (CAO) for the possession of the Aero-ABRE leasehold
- Staff is working with City facilities department on much needed roof repairs at the SDM terminal
- Staff continues to work with CAO regarding the Sheraton 4 Points Hotel as well as speaking with potential buyers of the Hotel leasehold
- There are currently three tie-downs available at City Hangars West (lot 8A) at MYF.
- Staff continues to work on a Request for Proposal (RFP) for services of a Property Management Company to manage the three office buildings and the retail center
- On the refurbishment, all tenants have approved their new signage designs. Once required permits are obtained the fabrication and install will commence

- C. Air Traffic Control Tower Report
None

D. Other Reports
None

8. **COMMITTEE COMMENTS**

9. **ADJOURNMENT**

The meeting adjourned at 4:10pm
Next meeting will be March 8, 2023

Respectfully submitted,

Andrea Berlanga
Administrative Aide 1