

CITY OF SAN DIEGO
AIRPORTS ADVISORY COMMITTEE
Draft MINUTES
Meeting of May 14, 2025
Montgomery-Gibbs Executive Airport
3750 John J. Montgomery Drive, San Diego, CA 92123

1. CALL TO ORDER and PLEDGE OF ALLEGIANCE

Chair Doft called the meeting to order at 3:02 p.m.

2. ROLL CALL

A quorum was present.

MEMBERS PRESENT:	MEMBERS ABSENT:
Chair Peter S. Doft Special Expertise Representative	Melissa Johnston** Montgomery-Gibbs Aviation Lessees Representative
Vice Chair David Gordon Special Expertise	Chase Franzen** Kearny Mesa Representative
Ron Lee Brown Field Aviation User Group	Gary List** Brown Field Aviation User Group
Donald Chick Tierrasanta Representative	Richard Ram*** Serra Mesa Community
Rob M. Hixson Otay Mesa Representative	Joel Ryan*** FAA Air Traffic Control Tower
Shawn Ellis Montgomery-Gibbs Aviation User Group Representative	
Cindy Scott Navajo Community Representative	
Jason Ponchetti*** Brown Field Aviation Lessees Representative	

* Joel Ryan is the non-voting member representing the FAA Control Tower at Montgomery-Gibbs Executive Airport (MYF).

** Excused

*** Absent

STAFF PRESENT:

Jorge Rubio, David Reed, Debbie Shauger, Charles Broadbent, Jennifer Bearse, Thurman Hodges, Frank Santana, Latesha Newell, Hannah Sax, and Giancarlo Vargas.

3. NON-AGENDA PUBLIC COMMENT

- A member of the public requested information on building new hangars at MYF.
- Several non-agenda public comments were submitted by the public via email.

4. APPROVAL OF MINUTES

A. Minutes from the April 9, 2025, meeting.

Member Hixon made a motion to approve the minutes as written. Vice Chair Gordon seconded the motion. Member Scott and Chick abstained. Motion passed.

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

- ##### A. Approval of a Fifty (50)-year Percentage Lease with Alps Hospitality, Inc covering a hotel project on 19.27 acres of land located at Montgomery-Gibbs Executive Airport, 8110 Aero Drive, San Diego, CA 92123 and Consent to a Twenty-Five (25)-Year Sublease with SGIP Holdings LLC for the development and operation of solar panels on approximately two (2) acres of land and on the hotel roof top.

Member Chick made a motion to approve. Member Hixson seconded the motion. All members voted in favor. Motion passed unanimously.

7. INFORMATIONAL ITEMS

A. Staff Reports

Chief of Airports - Jorge Rubio, A.A.E.

- Introduced Cindy Scott as newest member of the Airports Advisory Committee.
- Midfield access road closure is due to gravel and debris ending up on the taxiway.
- The gate access control system hardware at gate five will be completely replaced in a phased approach.
- Several members of the Airports Advisory Committee have received certificates from the Office of the Mayor.
- Congratulated airport staff for receiving a certificate of excellence award for Airport Training by Digicast for 2024.

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

- There were over 33,000 operations in April 2025
- Yan Jiang and Ricardo Sevilla were selected to fill the two vacant Senior Airport Operation Assistant classifications.
- Interviews have been conducted for the vacant Utility Worker II classification.
- We are currently working on scheduling a Mow and Spray at Montgomery-Gibbs.

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

- SDM had 8617 Ops in March up 7% for this month compared to last year. Total count (Calendar/YTD) 28,682 operations are down 1% compared to the count for the same time last year (28,885).
- Staff is working with Neal Electric to trouble shoot some electrical issues with airfield field lighting system signs. Beacon is working again. PAPI's on 26R are OTS. Tilt switch indication rendering PAPI's OTS.
- Runway Safety Action Team (RSAT) meeting was completed on, 4/29/25 1:00 p.m. – 3:00 p.m.
- Staff is working on follow-up with leaseholders on hangar inspections Items.

- Staff is working on finding a new site for the exemption due to parameters for DZ here at SDM due to airport construction that is currently happening.
- Soil testing to commence in Pogo Row lots 7310 & 7335.
- Hazmat clean-up at junkyard sites 7310 & 7335 Pogo Row to begin next week.
- PAPI's fixed and put back into service. (tilt switch was reset)

Airports Lease Administration – Jennifer Bearse, Program Manager

- Construction of Fixed Based Operator (FBO) with San Diego Airpark is underway. Discussions have continued on development of other parcels.
- Working with City Attorney's Office (CAO) on legal action against AERO-ABRE related to environmental remediation and underpayment of rent.
- Working on a Lease with San Diego Airpark (SDA) and a Memorandum of Understanding with Customs and Border Protection (CBP) to allow for CBP operations in FBO facilities.
- Staff is negotiating new MOU for San Diego Fire Station 43 at Brown Field. Draft MOU sent to Fire for review and approval.
- Experimental Aircraft Association (EAA) to exercise option to extend the size of the leasehold. EAA to submit a permit application to Development Services Department (DSD) for construction of additional hangars this month.
- Working with CBP on MOU for construction of new CBP facility at Brown Field.
- Staff has requested an appraisal of airport land and facilities at Brown Field Airport pursuant to the revised 700-10 policy requiring annual appraisals.
- Staff is working with 94th Aero Squadron on short-term lease renewal for patio/outdoor space. Appraisal has been finalized and Airports putting together new lease.
- Staff has drafted new lease for San Diego Community College District (SDCCD) for construction of new hangar and facilities. Draft Lease is being reviewed by CAO.
- An MOU with San Diego Police Department (SDPD) Eastern Substation for 9225 & 9265 AERO Drive is out for signature. Annual rental revenue to Airports is \$576,000 per year with 3% escalations. MOU executed and processed.
- Corporate Helicopters lease commenced March 8, 2025. Tenant is still working with DSD to process plans for the proposed development. Working with Executive Airpark (EA) and Corporate Helicopters to amend their leases.
- Draft lease amendment to remove triangular-shaped parcel is being reviewed by Executive Airpark. Draft lease amendment is being reviewed by CrownAir.
- Staff is working with Crown Air on new, longer-term agreement for transit ramp parking. Additionally, staff is working with Crown Air on amending their lease to provide for financing of the Executive Airpark leasehold. Draft lease is being reviewed by Crownair.
- Staff is drafting new lease with Advanced Aircraft. Appraisal has been finalized.
- Staff is drafting license agreements for Lot 8A hangars, along with the tiedowns at the terminal ramp and Lot 8A.
- A new lease for Alps Hospitality Group being reviewed by Alps. Developer reported in that a Marriott Subcommittee has approved their upgrade to the hotel franchise agreement to the Tribute Brand. Processing a consent to Sublease and SDNA for a solar project at 8110 Aero Dr. Hotel. Reviewing Glare Study.
- Engineering and Capital Projects (ECP) will be leasing all vacant spaces at 8525 Gibbs Dr. Evaluating building systems and planning the building for occupancy.
- Transportation and ECP may be expanding their footprint at 8575 Gibbs and taking the remainder of vacant space in that building. Evaluating building systems and planning the building for occupancy.

- Request for Quote (RFQ) has been posted on Planet Bids for Real Estate Broker and Property Management company for office & retail buildings. Bids were due 3/10. Evaluation of bids received to commence in early May.
- Draft amendment and new lease for existing Lessee (Clown Market) to lease an additional 2,300 sq. Ft. and relocate liquor store is being reviewed by CAO. Lessee to retain existing space for separate ice cream and water business.
- Ordered an appraisal of the fair rental value for the retail center.

B. Brown Field Municipal Airport Air Traffic Control Tower Report

- N/A

C. Other Reports

- N/A

8. COMMITTEE COMMENTS

- N/A

9. ADJOURNMENT

The meeting adjourned at 3:45 p.m. Next meeting will be June 11, 2025.

Respectfully submitted,

Giancarlo Vargas

Administrative Aide 1

Subject:

[EXTERNAL] Webform submission from: Meeting Agenda Public Comment

Date:

Tuesday, May 13, 2025 2:17:47 PM

Submitted on Tue, 05/13/2025 - 14:17

NAME:

Howard Bohl

EMAIL:

[REDACTED]

ADDRESS:

[REDACTED]

Long Beach, California [REDACTED]

PHONE NUMBER:

[REDACTED] 6127

BOARD

Airports Advisory Committee

OR

COMMISSION:

MEETING DATE:

2025-05-14

COMMENT TYPE:

Non-Agenda Comment

AGENDA ITEM NUMBER:

COMMENTS:

Good morning,

I'm writing in hopes to re open Agua Caliente airport. Ever since being a young kid some of my earliest memories of flying and the desert are flying from Los Angeles to the remote desert airstrip. It was always a fun experience to hike up to the park and dip our feet into the hot tub. As an adult I've continued the tradition taking my friends and nephews out to the airport to explore the desert. There is plenty of great hiking near by, and the ability to escape just for an afternoon is always a great experience.

Outside of flying for fun Agua Caliente is a great backup airport for diverting to when flying sailplanes. I've landed there many of times to pick up a glider and aero tow it back to Warner springs whenever the sailplane couldn't fly home on its own.

The military uses the airport as well for training and acclimating to the desert environments while protecting our interests abroad.

Local law enforcement and rescue have a safe place to land when helping stranded or disabled motorist on the back country highways.

The airport offers a lot of different and valuable resources to each and all of us.
Thank you for your time and consideration.

Subject: FW: [EXTERNAL] Webform submission from: Meeting Agenda Public Comment
Date: Wednesday, April 30, 2025 9:57:19 AM

-----Original Message-----

From: City of San Diego Official Website <NoReply@sandiego.gov>
Sent: Tuesday, April 29, 2025 8:17 PM
To: Commissions Public Comment <CommissPublicComment@sandiego.gov>; Rubio, Jorge <JERubio@sandiego.gov>
Subject: [EXTERNAL] Webform submission from: Meeting Agenda Public Comment

Submitted on Tue, 04/29/2025 - 20:16

NAME:
Arjun Dave

EMAIL:
[REDACTED]

ADDRESS:

San Diego, California 92123

PHONE NUMBER:
[REDACTED] 2687

BOARD
Airports Advisory Committee

OR

COMMISSION:

MEETING DATE:
2025-05-14

COMMENT TYPE:
Agenda Comment / Closed Session Comment

AGENDA ITEM NUMBER:
7D

COMMENTS:

I'm a resident of Serra Mesa writing to express concern regarding the continued sale and usage of leaded aviation fuel at Montgomery-Gibbs Executive Airport.

Leaded fuel (100LL) is the largest source of airborne lead emissions in the United States. Our children are exposed to lead, which enters their blood and can cause developmental issues and serious long-term health consequences.

This should be addressed with urgency—especially when a cleaner alternative exists, and is available at the airport thanks to Councilmember Campillo's efforts to get the 1000-gallon fuel bowser available.

But early reports suggest that unleaded fuel sales remain low, because its use is not required and not incentivized. The result: great infrastructure, but no results.

We now have an opportunity to make this a success story for pilots, the community, and the environment. Let us lead on this topic among other airports, and beat the 2031 deadline set by state law.

Thank you for your service and consideration. I look forward to seeing the Committee lead on this issue with urgency and integrity, starting in the upcoming meeting.

From: Wayne Harris [REDACTED]
Sent: Friday, May 9, 2025 4:14 PM
To: Broadbent, Charles [REDACTED]
Cc: Justin Paniagua [REDACTED]
Subject: [EXTERNAL] Re: ATTENTION: Access to Area Closed

****This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.****

Charles,

I need to register my protest. Do you realize how much we use that right of way to service our customers all over the airport? I have two options that will cost me both time and money. The first option is to use taxiway H for access to that side of the airport. This will clog up an already very busy taxiway and cause the controllers and pilot's grief and delays. The second is to have everyone in my shop and all who do business airport wide come to you for access to the west side of the airport.

We have been crossing that right of way since Bill Gibbs graded the airport in 1937. What has changed? Is there some other issue? Crown has shakers installed and the taxiways are clean. I haven't witnessed reckless behavior. All who use it are respectful of the aircraft taxiing.

I hope there is a good reason for the closure. Please share your reasons and your proposed mitigation for stifling commerce at the airport. Seems like such an arbitrary decision without thought for the consequences.

Let me know if someone higher up is responsible so I can go to directly to the City and FAA, if need be.

One unhappy customer-

Wayne

[REDACTED]
Subject: [EXTERNAL] Webform submission from: Meeting Agenda Public Comment
Date: Monday, May 12, 2025 3:38:02 PM

Submitted on Mon, 05/12/2025 - 15:37

NAME:
Jamie McNamara

EMAIL:
[REDACTED]

ADDRESS:
[REDACTED]
San Diego, California [REDACTED]

PHONE NUMBER:

BOARD
Airports Advisory Committee

OR

COMMISSION:

MEETING DATE:
2025-05-14

COMMENT TYPE:
Agenda Comment / Closed Session Comment

AGENDA ITEM NUMBER:
7.B

COMMENTS:

I was initially planning to write a comment to express my vehement dissatisfaction about the state of Gate 8, however I reviewed the agenda again to notice Mr. Charles Broadbent's item about replacing the gate track for a long term fix. Provided this indeed repairs the gate for an extended period, my specific complaint will have been resolved.

Nonetheless, as a small business that conducts work across the entire airport, I feel it is important to enter into the record how the poor health of several gates around the field, as well as the recent closure of the gravel path joining the airport, can severely impede business. Inconveniently, Gate 8 was broken closed for extended periods of the workday for several days last week; with the coinciding email notification removing access to the gravel path, the only reliable method of conducting business was to load up tens of thousands of dollars of equipment into a personal vehicle and drive the external perimeter of the airport, adding significant time and inconvenience to daily tasks.

I appreciate Mr. Broadbent's agenda item, but I would urge the committee to press more strongly for expedient and permanent repairs for similar issues in the future.

Thank You