

CITY OF SAN DIEGO
AIRPORTS ADVISORY COMMITTEE
MINUTES
Meeting of June 11, 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 3:01 p.m.
- Following the Pledge of Allegiance, Chair Doft asked all members and attendees to remain standing for a moment of silence in honor of those who lost their lives in the tragic aircraft accident on May 22, 2025.
- Chief of Airports, Jorge Rubio, also took a moment to acknowledge the incident, offering heartfelt sympathies and condolences to the victims, their families, and the military community of the Murphy Canyon neighborhood.

2. ROLL CALL

A quorum was present.

MEMBERS PRESENT:

MEMBERS ABSENT:

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

* Absent

STAFF PRESENT:

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

3. NON-AGENDA PUBLIC COMMENT

None

4. APPROVAL OF MINUTES

A. Minutes from the May 14, 2025 meeting.

Member Lee made a motion to approve the minutes as written. Vice Chair Gordon seconded the motion. Member List and member Johnston abstained. Motion passed.

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

None

7. INFORMATIONAL ITEMS

A. Staff Reports

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

- The Vehicle Gate 5 operator will be installed on 6/12 to bring the gate fully operational.
- Staff has been working with the Federal Aviation Administration (FAA) since March 2025 on the Surface Awareness Initiative (SAI). The SAI is a \$26 million investment from the FAA to improve the Air Traffic Controller situational awareness on the runway at airports throughout the US. This is expected to be installed withing the next few months.
- There will be several items that will be discussed at the next Airports Advisory Committee, including the Brown Field Master Plan, and several leases.
- Staff is working on the preparation of the office buildings in the business park for the move of over 400 employees. There will be an expected partial move in September 2025.

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

- MYF had over 33,000 operations in May of 2025.
- The gate operator for gate 5 at Executive Airpark is scheduled for replacement on 6/13/2025.
- A conditional offer for the vacant Utility Worker II, and Airport Operations Assistant classifications were accepted. Candidates are going through background checks.
- Powerland is conducting a full mow and spray to maintain safety, and infield areas.
- Save the date for the Runway Safety Action Team (RSAT) meeting July 15, 2025, 10am– 12pm the meeting will be held virtually. An invite was sent to users. Reach out to cbroadbent@sandiego.gov if you did not get the zoom invite.

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

- SDM had 7,713 operations in May and is negligible 0% for this month compared to last year. Total count (Calendar/YTD) 36,395 operations are down 1% compared to the count for the same time last year 36,609.
- Precision Approach Path Indicator's (PAPI) were calibrated per a pilot report on 6-1-2025.
- The 5010 (Master Record) Airport Inspection is scheduled for the week of the 16th of June.
- Soil testing is complete at Pogo Row lots 7310 & 7335.
- Tire collection on site at 7310 & 7335 Pogo Row complete – yielded 3,700 tires on site.
- Hazmat clean-up on at junkyard site at 7310 & 7335 Pogo Row has one item remaining.

Airports Lease Administration – Jennifer Bearse, Program Manager

- Construction of Fixed Based Operator (FBO) with San Diego Airpark is underway. Staff will continue to have discussions on development of other parcels.
- Staff is working with the City Attorney's Office (CAO) on legal action against AERO-ABRE related to environmental remediation and underpayment of rent.
- Staff is working on a Lease with San Diego Airpark (SDA) and a Memorandum of Understanding (MOU) with Customs and Border Protection (CBP) to allow for CBP operations in FBO facilities.
- An MOU for San Diego Fire Station 43 at Brown Field is with the Fire Department 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.
- Staff is working with CBP on MOU for construction of new CBP facility at Brown Field.
- A lease with 94th Aero Squadron for short-term lease renewal for patio/outdoor space is with the CAO for review.
- New lease for San Diego Community College District (SDCCD) for construction of new hangar and facilities is underway. Draft Lease is being reviewed by Airports and CAO.
- Corporate Helicopters lease commenced March 8, 2025. The tenant is still working with DSD to process plans for the proposed development. Staff has submitted the Capital Expense Improvements (CAPEX) application to FAA for the National Environmental Policy Act (NEPA). Staff is also working with Corporate Helicopters on a lease amendment.
- Staff is working with Executive Airpark on draft lease amendment to remove triangular-shaped parcel. Draft is being reviewed by tenant.
- Staff is working with Crown Air on new, longer-term agreement for transit ramp parking and an amendment to their lease to provide for financing of the Executive Airpark leasehold. Draft lease is being reviewed by Airports.
- A new lease with Advanced Aircrafts.
- Staff is continuing to draft 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 and a consent to Sublease for a solar project at 8110 Aero Dr. Hotel. Negotiations are progress to finalize documents.
- Engineering and Capital Projects (E&CP) will be leasing all vacant spaces at 8525 Gibbs Dr. evaluating building systems and planning the building for occupancy which is estimated for late 2025.
- Transportation and E&CP will 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.
- Staff is working on a Request for Proposal (RFP) for Property Management Services for the retail and office buildings. RFP is to be released in July 2025 to qualified companies in the City's pool for Real Estate Services.
- A 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 is to retain existing space for separate ice cream and water business appraisal of the fair rental value for the retail center has been completed. Airports staff is reviewing it.

B. Other Reports

None

8. COMMITTEE COMMENTS

None

9. ADJOURNMENT

The meeting adjourned at 3:37 p.m. Next meeting will be July 9, 2025.

Respectfully submitted,

Giancarlo Vargas

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