

CITY OF SAN DIEGO
AIRPORTS ADVISORY COMMITTEE
MINUTES
Meeting of July 9, 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.

2. ROLL CALL

A quorum was present.

MEMBERS PRESENT:

Chair Peter S. Doft Special Expertise Representative
Vice Chair David Gordon Special Expertise
Ron Lee Brown Field Aviation User Group
Donald Chick Tierrasanta Representative
Gary List Brown Field Aviation User Group
Cindy Scott Navajo Community Representative
Chase Franzen Kearny Mesa Representative
Melissa Johnston Montgomery-Gibbs Aviation Lessees Representative
Rob M. Hixson Otay Mesa Representative
Shawn Ellis Montgomery-Gibbs Aviation User Group Representative

MEMBERS ABSENT:

Richard Ram* Serra Mesa Community
Joel Ryan* FAA Air Traffic Control Tower
Jason Ponchetti** Brown Field Aviation Lessees Representative

* Absent

** Excused

STAFF PRESENT:

Jorge Rubio, David Reed, Jennifer Bearse, Cheryl Mossa, Hannah Sax, Dustin Hickerson and Giancarlo Vargas.

3. NON-AGENDA PUBLIC COMMENT

- A member of the public requested more information on the timeline of when the end of Runway 26L at SDM is going to become available for helicopter operations..

4. APPROVAL OF MINUTES

A. Minutes from the June 11, 2025 meeting.

Member Lee made a motion to approve the minutes as written. Vice Chair Gordon seconded the motion. 8 members voted in favor. 2 members abstained. Motion passed.

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

A. Adoption of the Brown Field Municipal Airport Master Plan and Environmental Impact report

Commission Recommendation to City Council:

- A. Adopt a resolution adopting the Brown Field Municipal Airport Master Plan and Preferred Alternative
- B. Adopt a resolution to certify the Program Environmental Impact Report (PEIR) for the Brown Field Municipal Airport Master Plan as drafted.

A discussion took place. Member Lee made a motion to approve the recommendations as amended herein:

- A. Adopt a resolution adopting the Brown Field Municipal Airport Master Plan and Preferred Alternative
- B. Adopt a resolution to certify the Final Program Environmental Impact Report (PEIR) for the Brown Field Municipal Airport Master Plan.

Member Gordon seconded the motion. 9 Members vote in favor. 1 member abstained. Motion passes.

7. INFORMATIONAL ITEMS

- A. Proposed Street Parking Configuration at Montgomery – Gibbs Executive Airport**
- B. Informational Update on the Airports Fiscal Year 2026 User Fees Effective July 1, 2025**
- C. Staff Reports**

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

- Gate 5 at Montgomery-Gibbs is fully operational.
- The Federal Aviation Administration (FAA), through a contractor, is installing the Surface Awareness Initiative (SAI) at MYF. This initiative will help improve the Air Traffic Controller

situational awareness on the runway. When installation is complete, MYF will be the first general aviation airport in the nation with this safety technology.

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

- SDM had 6,826 Ops in June which is 22% less for this month compared to last year. Total count (Calendar/YTD) 43,221 operations are down 5% compared to the count for the same time last year (45,331).
- The State's 5010 (Master Record) Inspection was performed on June 19th, and the findings were that SDM is in good condition with no significant compliance, safety or maintenance issues.
- Notice to Airmen (NOTAM) in effect for closure of Runway 26L during the hours of 0800-1200, Monday -Friday for surface crack repairs July 7 through July 30th.

Airports Lease Administration – Jennifer Bearse, Program Manager

- Construction of FBO with San Diego Airpark is underway.
- Working with CAO on legal action against AERO-ABRE related to environmental remediation and underpayment of rent.
- The Memorandum of Understanding (MOU) for San Diego Fire Station 43 at Brown Field is with Fire Department for review and approval.
- The Experimental Aircraft Association (EAA) is going to exercise option to extend the size of the leasehold. EAA will be submitting a permit application to Development Services Department (DSD) for construction of additional hangars.
- Staff is working with Customs and Border Protection (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 tenant for review.
- A 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 National Environmental Policy Act (NEPA) review. We are 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 has been submitted to the City Attorney's Office (CAO) for review
- Staff is working with Crown Air on new, longer-term agreement for transit ramp parking. Draft lease is being reviewed by Crownair.
- Staff has drafted an amendment to the Crownair lease to provide for financing of the Executive Airpark leasehold. Draft lease has been submitted to the CAO for review.
- Appraisal is being obtained for the Casa Machado Restaurant space to draft a lease renewal. Existing lease with the restaurant expires in September 2025.
- All license agreements for Lot 8A existing hangar tenants , along with the tiedowns at the terminal ramp and Lot 8A, have been drafted and are with the CAO's office
- Appraisal is being obtained for small area of land proposed for additional aircraft parking for Sorbi Aircraft Maintenance.
- Team is finalizing deposit process for the Lot 8A hangar waiting list.
- A new lease for Alps Hospitality Group being reviewed by Alps, which includes a consent to Sublease and SDNA for a solar project at 8110 Aero Dr. Hotel. Negotiations is progress to finalize documents.

- Engineering and Capital Projects Department will be leasing all vacant spaces at 8525 and 8575 Gibbs Dr. and will be evaluating building systems and planning the building for occupancy which is estimated for late 2025
- Staff are working on a request for proposal (RFP) for Property Management Services for the retail and office buildings. RFP to be released in July to qualified companies in City's pool for Real Estate Services.
- The draft amendment and new lease for existing Lessee (Clown Market) to lease an additional 2,300 sq. Ft. and relocate liquor store has been reviewed by CAO and is being sent to the Tenant for review. Lessee to retain existing space for separate ice cream and water business.
- Appraisal of the fair rental value for the retail center is being finalized.

D. Other Reports

None

8. COMMITTEE COMMENTS

None

9. ADJOURNMENT

The meeting adjourned at 4:19 p.m. Next meeting will be September 10, 2025.

Respectfully submitted,

Giancarlo Vargas

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