

CITY OF SAN DIEGO
AIRPORTS ADVISORY COMMITTEE
Draft MINUTES
Meeting of September 10, 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 3:00 p.m.

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	Joel Ryan* FAA Air Traffic Control Tower
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	
Jason Ponchetti Brown Field Aviation Lessees Representative	

* Absent

STAFF PRESENT:

Jorge Rubio, David Reed, Jennifer Bearse, Cheryl Mossa, Debbie Shauger, Hannah Sax, and Giancarlo Vargas.

3. NON-AGENDA PUBLIC COMMENT

- Ms. Sandra Stahl, with the Serra Mesa Community Council commented on the upcoming Airport Master Plan for Montgomery-Gibbs Executive Airport. She expressed concerns with the proposed preferred alternative that would relocate the displaced threshold on the runway. She also mentioned that the AAC members should be familiar with the Programmatic Environmental Impact Report before casting a recommendation vote.

4. APPROVAL OF MINUTES

A. Minutes from the July 9, 2025 meeting.

Member Lee made a motion to approve the minutes as written. Member Franzen seconded the motion. Eleven members voted in favor. Member Ponchetti 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 Surface Awareness Initiative system was installed and is active as of July.
- Reminder notices have been sent out regarding parking permit enforcement that will start on September 15 for Street Permit Parking within the airport.
- Multiple maintenance projects are underway in the Gibbs buildings, including HVAC, carpeting, railing and parking lots.
- The Brown Field Municipal Airports Master Plan and PEIR was presented to committee on September 3rd. It will be moving to council on the week of September 29.
- Swift Fuels Unleaded 100R has earned Advancing Standards Transforming Markets (ASTM) certification. It is still limited to specific Supplemental Type Certificate approved aircraft engines and airframes.
- Our next Airports Advisory Committee meeting will be at Brown Field Municipal Airport.

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

- SDM had 8,384 operations in August, which is 8% less for this month compared to last year. Calendar/YTD 60,736 operations, down 5% compared to the count for the same time last year (63,680).
- Runway 26L surface crack repair complete and marking refreshed.
- SDM terminal lobby has been patched and painted.
- Airfield mow and spray is currently being conducted.

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

- There were over 35,000 Operations in July and over 34,000 in August.
- Crack seal was applied to Runway 10R/28L by airport staff.
- Herbicide spray was conducted by our contractor.
- Essential Aero is conducting a FOD-Bot pilot program for six weeks.

- Dustin Hickerson was hired for to fill one of the vacant Airport Operations Assistants Positions.
- The recruitment for three additional Airport Operations Assistants is open till September 22, 2025.
- Kofi Fenderson was hired to fill the vacant Utility Worker II position.
- The Miramar Air Show is scheduled for Thursday September 25 through Sunday September 28, 2025. Check TFR's for closure times.

Airports Lease Administration – Jennifer Bearse, Program Manager

- Construction of Fixed Based Operator (FBO) with San Diego Airpark is underway. Continue to have discussions on development of other parcels.
- Staff is negotiating a 3-years lease with San Diego Airpark (SDA) for 10-acre parcel for truck parking. Draft lease being reviewed by City Attorney's Office (CAO).
- Staff is negotiating a 3-year lease with SDA for 1.8-acre parcel for vehicle mechanics' shop. Appraisal is being obtained. Draft lease being reviewed by CAO.
- Staff is working with CAO on legal action against AERO-ABRE related to environmental remediation and underpayment of rent.
- Staff is working on a Lease with SDA and a memorandum of understanding (MOU) with Customs and Border Protection (CBP) to allow for CBP operations in FBO facilities.
- MOU for San Diego Fire Station 43 at Brown Field has been executed. First year annual revenue to Airports will be \$81,323.
- Experimental Aircraft Association (EAA) to exercise option to extend the size of the leasehold. EAA will be submitting a permit application to DSD for construction of additional hangars. Working with EAA and SDA on creating a right of way across both leaseholds for utilities and access.
- A new lease with 94th Aero Squadron has been executed with an expiration date of July 2028. First year annual revenue to Airports will be \$12,000.
- 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 SDCCD.
- Corporate Helicopters lease commenced March 8, 2025. Tenant is still working with Development Services Department (DSD) to process plans for the proposed development. Submitted CATEX Application to Federal Aviation Administration (FAA) for National Environmental Policy Act (NEPA). We are also working with Corporate Helicopters on a lease amendment. Draft lease amendment being finalized for execution.
- Staff is working with Executive Airpark on draft lease amendment to remove triangular-shaped parcel. Draft lease amendment being finalized for execution.
- 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 amendment being finalized for execution.
- Appraisal is being finalized for the Casa Machado Restaurant space to draft a lease renewal. Existing lease with the restaurant expires in December 2025.
- Staff has drafted new lease with Advanced Aircraft. Lease being reviewed by Tenant.
- 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.

- 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. Draft lease being finalized for execution.
- Engineering and Capital Projects Department & Transportation Department will be leasing all vacant space at 8525 and 8575 Gibbs Dr. Evaluating building systems and planning the building for occupancy which is estimated for late 2025.
- 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 reviewed by the Tenant. 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.
- Currently evaluating 2 prospects for a potential lease in Suite 105 (former restaurant space), measuring approximately 3,200 sf.

B. Other Reports
None

8. COMMITTEE COMMENTS

None

9. ADJOURNMENT

The meeting adjourned at 3:37 p.m. Next meeting will be October 8, 2025.

Respectfully submitted,

Giancarlo Vargas
Administrative Aide 1