

CITY OF SAN DIEGO
AIRPORTS ADVISORY COMMITTEE
MINUTES
Meeting of November 12, 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 3:05 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
Donald Chick Tierrasanta Representative	Rob M. Hixson* Otay Mesa Representative
Ron Lee Brown Field Aviation User Group	Gary List* Brown Field Aviation User Group
Melissa Johnston Montgomery-Gibbs Aviation Lessees Representative	Chase Franzen** Kearny Mesa Representative
Shawn Ellis Montgomery-Gibbs Aviation User Group Representative	
Cindy Scott Navajo Community Representative	

* Absent

**Excused

STAFF PRESENT:

Jorge Rubio, David Reed, Debbie Shauger, Hannah Sax, and Giancarlo Vargas.

3. NON-AGENDA PUBLIC COMMENT

- A member of the public, resident of the Serra Mesa area, had concerns regarding noise from aircraft flying in the area and asked about the location of noise control devices used by Airports.

4. APPROVAL OF MINUTES

A. Minutes from the October 8, 2025, meeting.

Member Lee made a motion to approve the minutes as written. Chair Doft seconded the motion. Four members voted in favor. Member Johnston and Member Scott abstained. Motion passed.

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

A. Third Amendment to Agreement with Air Center MYF at Montgomery – Gibbs Executive Airport

1. Adopt a resolution authorizing the Mayor or designee to execute a Third Amendment to Flat Rate Lease with Air Center MYF LLC covering 7.77 acres of land located at Montgomery-Gibbs Executive Airport, San Diego, CA 92123.
2. Adopt a resolution, based on the staff report dating October 14, 2025, declaring that this Third Amendment to Flat Rate Lease with Air Center MYF LLC is categorically exempt from the California Environmental Quality Act (CEQA).

Mr. Rubio provided a presentation, and a discussion took place. Member Lee made a motion to approve the resolution as written. Chair Doft seconded the motion. Five members voted in favor. Member Scott Opposed. Motion passes.

B. Lease Agreement for Alps Hospitality Inc at Montgomery – Gibbs Executive Airport

1. Adopt a resolution authorizing the Mayor or designee to: (i) execute a 50-year Lease Agreement with Alps Hospitality Inc. for a hotel covering 19.27 acres of land at Montgomery-Gibbs Executive Airport (ii) consent to a Thirty-Four (34)-Year Sublease with 8110 Aero Solar LLC for the installation and operation of a solar panel system on the leased premises.
2. Adopt a resolution, based on the staff report dating October 14, 2025, declaring that this Flat Rate Ground Lease Alps Hospitality, Inc. is categorically exempt from the California Environmental Quality Act (CEQA).

Mr. Rubio provided a presentation, and a discussion took place. Member Johnston made a motion to approve the resolution as written. Member Gordon seconded the motion. All members voted in favor. Motion passes unanimously.

7. INFORMATIONAL ITEMS

A. Staff Reports

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

- Airports send their appreciation to MYF Air Traffic Controllers for continuing to work during the shutdown. Staff and various tenants provided them with lunch and the City provided them with information on other resources during the federal government shutdown.
- Special thanks to David Reed, Charles Broadbent and their teams for the expedited repair of airport pavements at MYF.
- Tower reporting spot on Taxiway Juliet will be going away. With the Surface Awareness Initiative now on the field, it will help identify aircraft. Users must have transponders on at all times on all surfaces.
- The first batch of building occupancy at 8575 Gibbs is expected within the next few weeks.

- The Programmatic Environmental Impact Report is out for the MYF Master Plan due November 24, but will accept comments up to December 8.
- Jorge will be at Kearny Mesa/Serra Mesa Public Library on November 20 to address the Planning Group and talk about the MYF Master Plan.
- Mr. Hixson was just reappointed to the AAC for another two years.
- Mr. Poncetti's position in as a Brown Field representative has been vacated and now needs a new member.
- Congratulations and Welcome Maysar Behnan, Account Clerk, who has joined our Airports team.
- Next meeting is January 14, 2026

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

- There were over 30,000 aircraft operations in October.
- Asphalt repairs on Taxiway Hotel, Golf, and Taxi-lane Kilo were completed.
- Asphalt repairs for Mid-port and the Vehicle service road near CrownAar ramp are scheduled Nov. 17 – Nov. 26, 2025. The project may be delayed until Dec. 1, due to rain.
- We are working on onboarding three Airport Operations Assistants. And opening recruitment for one Equipment Operator 1.

B. Other Reports
None

8. COMMITTEE COMMENTS

None

9. ADJOURNMENT

The meeting adjourned at 4:11 p.m. Next meeting will be January 14, 2026.

Respectfully submitted,

Giancarlo Vargas
Administrative Aide 1