

CITY OF SAN DIEGO
AIRPORTS ADVISORY COMMITTEE
Draft MINUTES
Meeting of October 8, 2025
Brown Field Municipal Airport
1424 Continental St, San Diego, CA 92154

1. CALL TO ORDER and PLEDGE OF ALLEGIANCE

Chair Doft called the meeting to order at 3:18 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	Ron Lee** Brown Field Aviation User Group
Gary List Brown Field Aviation User Group	Cindy Scott** Navajo Community Representative
Chase Franzen Kearny Mesa Representative	Melissa Johnston** Montgomery-Gibbs Aviation Lessees Representative
Shawn Ellis Montgomery-Gibbs Aviation User Group Representative	Rob M. Hixson** Otay Mesa Representative
Jason Ponchetti Brown Field Aviation Lessees Representative	

* Absent

**Excused

STAFF PRESENT:

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

3. NON-AGENDA PUBLIC COMMENT

- Joel and Christina Coppedge, residents of the Serra Mesa area, had concerns regarding noise from aircraft flying in the area.

4. APPROVAL OF MINUTES

A. Minutes from the September 10, 2025 meeting.

Member Franzen made a motion to approve the minutes as written. Member Chick seconded the motion. seven members voted in favor. Motion passed unanimously.

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

None

7. INFORMATIONAL ITEMS

A. Staff Reports

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

- The Brown Field Airport Master Plan was approved and adopted by City Council on Tuesday September 30, 2025. Montgomery-Gibbs Executive Airport (MYF) Master Plan to follow.
- Staff is addressing pavement issues at MYF. Ramps were originally built over clay and are not in optimal condition.
- Staff is currently drafting the next Airports Capital Improvement Program.
- Implementation of the Airport Permit Parking has been successful.
- Regarding the Federal Government shutdown, ATC and Customs and Border Protection (CBP) aircraft inspection services still active. A big thank you goes out to our Control Tower staff for continuing to work.
-

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

- Andy welcomed all the AAC members, AAC Attendees and Airport staff that made it out to Brown Field to attend the meeting.
- 6,904 operations in the month of September.

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

- There were 32,000 operations in September.
- Contractor is conducting a full mow at MYF.
- Airfields markings refresh is scheduled for October 16, 2025, 9:00PM-5:00AM on Taxiway A, Run-up for Runway 28R, Taxiway Bravo, Transient ramp and position reporting points 1-6.
- Caltrans Division of Aeronautics Airport (5010) inspection is scheduled for October 16, 2025.
- The recruitment for Airport Operations has closed. Interviews are to be scheduled for the week of October 20, 2025.
- Emergency asphalt repairs are in the works.

Airports Lease Administration – Jennifer Bearse, Program Manager

- The 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 three year lease with San Diego Airpark (SDA) for 10-acre parcel for truck parking.
- Staff is negotiating a 3-year lease with SDA for 1.8-acre parcel for vehicle mechanics' shop. Appraisal is being obtained.
- 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 Patrol (CBP) to allow for CBP operations in FBO facilities.
- Experimental Aircraft Association (EAA) 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 EAA and SDA on creating a right of way across both leaseholds for utilities and access.

- A new lease for San Diego Community College District (SDCCD) for construction of new hangar and facilities is underway. The Draft Lease is being reviewed by SDCCD. Appraisal has been ordered.
- Corporate Helicopters lease commenced March 8, 2025. Tenant is still working with DSD to process plans for the proposed development. Submitted CATEX Application to FAA for NEPA. Working with Corporate Helicopters on a lease amendment. Draft lease amendment has been reviewed by CAO. Draft appraisal is being reviewed by staff.
- 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 Crown Air. Draft appraisal is being reviewed by staff.
- We have drafted an amendment to the CrownAir lease to provide for financing of the Executive Airpark leasehold. Draft lease amendment being finalized for execution.
- An appraisal has been completed for the Casa Machado Restaurant space. Existing lease with the restaurant expires in December 2025.
- Staff has drafted new lease with Advanced Aircraft.
- Appraisal is being obtained for small area of land proposed for additional aircraft parking for Sorbi Aircraft Maintenance.
- Staff has finalized the deposit process for the Lot 8A hangar and Terminal Ramp tiedown waiting list. Correspondence to be sent to all individuals in the coming week.
- 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. 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. Planning the 8575 building for occupancy in November, and the 8525 building for occupancy in early 2026.
- A 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.
- An appraisal of the fair rental value for the retail center is being finalized.
- Currently evaluating a prospect 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 4:11 p.m. Next meeting will be November 12, 2025.

Respectfully submitted,

Giancarlo Vargas
Administrative Aide 1