



AIRPORTS ADVISORY COMMITTEE

Meeting Notice and Agenda

Wednesday, February 11, 2026, at 3:00 p.m.
Location: Terminal Montgomery-Gibbs Executive Airport
3750 John J. Montgomery Drive, San Diego, CA 92123

Chair: Peter Doft | Vice Chair: David Gordon

Committee Members: Gary List, Shawn Ellis, Ron Lee, Donald Chick, Chase M. Franzen, Rob M. Hixson, Melissa Johnston, Richard Ram, Cindy Scott, and non-voting member Joel Ryan.

Committee Liaison: Jorge Rubio, A.A.E.

Public Participation Instructions:

Members of the public may participate and provide comment in person, via telephone, the virtual platform, using the [webform](#) or e-mail submission as follows:

In Person Testimony:

If you wish to address the Committee on an item on today's agenda, please complete and submit a speaker form before the Committee hears the agenda item. You will be called at the time the item is heard.

If you wish to address the Committee during non-agenda public comment, please complete and submit a speaker form. However, California's open meeting laws do not permit the Committee to discuss or take any action on the matter at today's meeting. At its discretion, the Committee may add the item to a future meeting agenda or refer the matter to staff or committee. Individuals' comments are limited to three minutes per speaker. At the discretion of the Chair, if a large number of people wish to speak on the same item, comments may be limited to a set period of time per item.

Joining the Webinar and Offering Phone-in Testimony

The Airports Advisory Committee meetings will continue to offer the public a virtual participation option using the Zoom Webinar platform. Members of the public can offer public comment on agenda items or during Non-Agenda Public Comment by accessing the meeting online using a desktop computer, laptop, tablet, or Smartphone, or by calling into the meeting using a Smartphone, cellular phone, or land line.

The link to join the Meeting Webinar by computer, tablet, or Smartphone is:

<https://sandiego.zoomgov.com/j/1616255551>

To join by telephone:

Dial 833 568 8864

When prompted, input **Webinar ID: 161 625 5551**

How to Speak to A Particular Item or During Non-Agenda Public Comment Via Virtual Platform:

When the Chair introduces the item you would like to comment on (or indicates it is time for Non-Agenda Public Comment), raise your hand by either tapping the "Raise Your Hand" button on your computer, tablet, or Smartphone, or by dialing *9 on your phone. You will be taken in the order in which you raised your hand. You may only speak once on a particular item.

When the Committee Liaison indicates it is your turn to speak, unmute your phone by tapping the Unmute button on your computer, tablet or Smartphone, or dial *6 on your phone.

If you are speaking on Non-Agenda Public Comment, please note that California's open meeting laws do not permit the Committee to discuss or take any action on the matter at today's meeting. At its discretion, the Committee may add the item to a future meeting agenda or refer the matter to staff, Subcommittee, or Ad-Hoc Committee. Individuals' comments are limited to three minutes per speaker. At the discretion of the Chair, if a large number of people wish to speak on the same item, comments may be limited to a set period of time per item.

Written Comment through Webform:

Comment on Agenda Items may be submitted using the [webform](#) indicating the agenda item number for which you wish to submit your comment. Comments received by the start of the meeting will be distributed to the Committee Members and posted online with the meeting materials. All webform comments are limited to 200 words. Comments received after the start of the meeting but before the item is called will be submitted into the written record for the relevant item.

REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR ACCOMMODATIONS

This information will be made available in alternative formats upon request, as required by the Americans with Disabilities Act (ADA), by contacting Giancarlo Vargas at 858-573-1405 or giancarlo.vargas@sanidiego.gov. Requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by contacting Giancarlo Vargas at 858-573-1405 or giancarlo.vargas@sanidiego.gov. Requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for auxiliary aids, services, or interpreters, require different lead times, ranging from five business days to two weeks. Please keep this in mind and provide as much advance notice as possible in order to ensure availability. The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

1. CALL TO ORDER and PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. NON-AGENDA PUBLIC COMMENT

4. APPROVAL OF MINUTES

- A. January 14, 2025

5. UNFINISHED BUSINESS – None

6. NEW BUSINESS

- A. Election of the Chair and Vice Chair of the City of San Diego Airports Advisory Committee

- B. Amendment to Airport Advisory Committee 2026 Calendar Year

- C. Ten (10-Year) Lease Agreement for 2,189 sq. ft. retail space (Suite 101) with Rivan Samuail dba Clown Market, including extension options, and a Lease Amendment for Suite 130 at Montgomery-Gibbs Executive Airport.

- Staff Recommends that the Airports Advisory Committee Recommend to the City Council the following actions:
 - A resolution authorizing the Mayor or designee to execute (1) a Lease Agreement for 2,189 square feet of retail space (Suite 101) with Rivan Samuail DBA Clown Market, including extension options, and (2) a Lease Amendment for Retail Space (Suite 130) with Rivan Samuail at Montgomery-Gibbs Executive Airport, 8690 Aero Dr., San Diego, CA 92123 under the terms and conditions set forth therein. The Lease Agreement and are contingent upon Council approving both in order for the Tenant to physically relocate its liquor and convenience store retail operations to Suite 101 in the Retail Center ("Suite 101") while retaining its existing lease of approximately 960-square-foot Lease for a new business.
 - Declaring that the resolution authorizing the Mayor or designee to execute a Lease Agreement and Lease Amendment for Retail Spaces are (To be provided by Planning).

7. INFORMATIONAL ITEMS

- A. Status of the Permit Parking Program at Montgomery – Gibbs Executive Airport

- B. Staff Reports

- C. Other Reports

- Monthly Airport Operations Reports – January 2026
- Monthly Noise Management Report – January 2026
- Airports Projects Status Report – February 2026

8. COMMITTEE COMMENTS

9. ADJOURNMENT

CITY OF SAN DIEGO
AIRPORTS ADVISORY COMMITTEE
Draft MINUTES
Meeting of January 14, 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:	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
Shawn Ellis Montgomery-Gibbs Aviation User Group Representative	Gary List* Brown Field Aviation User Group
Ron Lee Brown Field Aviation User Group	Donald Chick* Tierrasanta Representative
Melissa Johnston Montgomery-Gibbs Aviation Lessees Representative	
Cindy Scott Navajo Community Representative	
Chase Franzen Kearny Mesa Representative	
Rob M. Hixson Otay Mesa Representative	

* Absent

** Excused

STAFF PRESENT:

Jorge Rubio, Charles Broadbent, Thurman Hodges, Jennifer Bearse, Latesha Newell, Kenneth Hernandez, Debbie Shauger, Hannah Sax, and Giancarlo Vargas.

3. NON-AGENDA PUBLIC COMMENT

- A member of the public had questions regarding John Nichols Field and its current leasing status.
- 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 November 12, 2025, meeting.

Member Gordon made a motion to approve the minutes as written. Member Ellis seconded the motion. Six members voted in favor. Member Franzen abstained. Motion passed.

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

A. Approval of the Airports Advisory Committee 2026 Regular Meeting Calendar

7. INFORMATIONAL ITEMS

A. Staff Reports

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

- Council approved staff's recommendation for a 50-year lease with Alps Hospitality Inc for improvements at the hotel with a value of \$13 million, \$5 million of which are for the installation of a solar system. The hotel's annual rent to the Airports Enterprise will be three times the current rent. \$1.89 million vs \$621 thousand.
- Council also approved the third amendment to Air Center MYF to give them additional time to obtain entitlements. As a reminder, the minimum capital investment requirement for this lease will be \$15 million, \$5 million more than before. Rent will include additional parcels and will be \$148 thousand instead of \$107 thousand, approximately \$41 thousand more annually.
- The Planning Department is continuing to prepare the final draft of the Airport Master Plan EIR.
- The Federal Aviation Administration has published a Draft Transition Plan to Unleaded Aviation Gasoline- for public comment. They are accepting public comment until March 13, 2026. The FAA says that it will conduct tests of three potential replacement fuels including GAMI G100UL, Lyondell/Basell UL100E, and Swift Fuels 100R.
- The Notice to Proceed for the reconstruction of the Montgomery – Gibbs Executive Airport MYF Terminal Parking Lot will be issued toward the end of February 2026.
- The Brown Field Airport' terminal roof replacement project request for proposal is out to bid with a deadline of February 9, 2026.
- Reporting Spot 2 was removed at MYF to help with smoother flow of aircraft.

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

- There were over 24 thousand operations in November and over 26 thousand operations in December.
- Seth Alister, Matt Kim, and Grace Lee were hired to fill three open Airport Operations Assistant positions.
- A conditional offer was extended for the Equipment Operator I position.
- We are currently recruiting for 1 Senior Airport Operations Assistant.
- Markings were refreshed where new asphalt was replaced. Centerline markings on the section of hotel between Taxiway Charlie and Taxilane Juliet are scheduled for Thursday January 15, 2026, at 9 AM.

Airports Lease Administration – Jennifer Bearse, Program Manager

- The construction of Fixed Based Operator (FBO) with San Diego Airpark (SDA) is underway. Staff is continuing to have discussions on development of other parcels.
- Staff is negotiating a 3-year lease with SDA for 10-acre parcel for truck parking. In discussion on amendments to existing lease and development agreement that would allow this short-term lease on the north-side parcels.
- Staff is negotiating a 3-year lease with San Diego Airpark for 1.8-acre parcel for vehicle mechanics' shop. Appraisal completed. Draft lease being reviewed by the City Attorney's Office (CAO).
- Staff is working with the 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 general aviation inspections 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. Working with EAA and SDA on creating a right of way across both leaseholds for utilities and access.
- An appraisal underway for vacant and undeveloped land at Brown Field.
- New lease for Alps Hospitality was approved at yesterday's City Council meeting.
- New lease for San Diego Community College District (SDCCD) for construction of new hangar and facilities is underway. Appraisal completed. Lease being prepared by CAO.
- Corporate Helicopters lease commenced March 8, 2025. Tenant is still working with DSD to process plans for the proposed development. Submitted CATEx Application to Federal Aviation Administration (FAA) for National Environmental Policy Act (NEPA). Lease amendment Lease amendment was approved by the City Council at yesterday's Council meeting.
- Staff is working with Executive Airpark on draft lease amendment to remove triangular-shaped parcel. Draft lease amendment being finalized for execution.
- 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. Working with Crown Air on new, longer-term agreement for transit ramp parking. Draft lease is being prepared by Airports staff. Appraisal has been completed.
- An appraisal was completed for the Casa Machado Restaurant space. Negotiations underway with tenant on new agreement. Existing lease with the restaurant expired in December 2025, and tenant is now in holdover.
- Advanced Aircraft lease has been executed by tenant and is being submitted to CAO for full execution.
- Appraisal is being obtained for small area of land proposed for additional aircraft parking for Sorbi Aircraft Maintenance.
- An appraisal is underway for vacant and undeveloped land at MYF.
- 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 late January, and the 8525 building for occupancy in mid-2026.
- Draft amendment and new lease for existing Lessee (Clown Market) to lease an additional 2,300 sq. Ft. and to relocate liquor store has been reviewed by CAO and is being reviewed by the Tenant. Lessee will retain existing space for separate ice cream and water business.

Tenant is to submit detailed cost estimate of capital improvements scope of work for consideration of additional rent credits.

- Staff is 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 4:05 p.m. Next meeting will be February 11, 2026.

Respectfully submitted,

Giancarlo Vargas
Administrative Aide 1



**Economic Development Department
Airports Division**

February 11, 2026

Airports Advisory Committee
3750 John J. Montgomery Drive
San Diego, CA 92123

Subject: Election of the Chair and Vice Chair of the City of San Diego Airports Advisory Committee

OVERVIEW:

Per Section I.203 *Officers of the current Airports Advisory Committee Bylaws*, at the February meeting, each year, the Committee shall elect a Chair and a Vice Chair by majority vote.

PROPOSED ACTIONS:

1. Elect the Chair of the Airports Advisory Committee.
2. Elect the Vice Chair of the Airports Advisory Committee.

DISCUSSION OF ITEM:

The newly elected Chair of the Airports Advisory Committee shall preside at all the meeting and hearings of the Committee, decide all points of order or procedure, and perform all the duties by these rules. The Vice Chair shall serve in the absence of the Chair.

If you have questions or need additional information, please contact David Reed, Airports Program Manager at (858) 573-1414.

Sincerely,

Jorge Rubio, A.A.E.
Deputy Director, Chief of Airports

JR/jr

AIRPORTS ADVISORY COMMITTEE 2026 REGULAR MEETING CALENDAR

Second Wednesday of each month at 3:00 PM, except August and December. November meeting will take place on third Wednesday at 3:00 PM, due to the Labor Day holiday.

- 1. January 14, 2026**
- 2. February 11, 2026**
- 3. March 11, 2026**
- 4. April 8, 2026**
- 5. May 13, 2026**
- 6. June 10, 2026**
- 7. July 8, 2026**
- 8. August (Recess)**
- 9. September 9, 2026**
- 10. October 14, 2026**
- 11. November 18, 2026**
- 12. December (Recess)**

***The location of each meeting will be announced in advance and in accordance with the Brown Act.**



The City of San Diego

Staff Report

DATE ISSUED: February 6, 2026

TO: City Council

FROM: Economic Development Department

SUBJECT: Ten (10-Year) Lease Agreement for 2,189 sq. ft. retail space (Suite 101) with Rivan Samuail dba Clown Market, including extension options, and a Lease Amendment for Suite 130 at Montgomery-Gibbs Executive Airport, 8690 Aero Dr., San Diego, CA 92123.

Primary Contact: Christina Bibler Phone: (619) 236-6421

Secondary Contact: Jennifer Bearse Phone: (858) 573-1485

Council District(s): 7

OVERVIEW:

This action is to approve (1) a ten-year (10-year) Lease Agreement for Retail Space, including options to extend the term (the Lease), with Rivan Samuail DBA Clown Market (Tenant), for approximately 2,189 square feet within Suite 101 (the Rental Space); and (2) a Lease Amendment for Retail Space in Suite 130 with Rivan Samuail within a City-owned retail center located at Montgomery-Gibbs Executive Airport, 8690 Aero Drive, San Diego, CA 92123 (the Retail Center).

PROPOSED ACTIONS:

- A. A resolution authorizing the Mayor or designee to execute (1) a Lease Agreement for 2,189 square feet of retail space (Suite 101) with Rivan Samuail DBA Clown Market, including extension options, and (2) a Lease Amendment for Retail Space (Suite 130) with Rivan Samuail at Montgomery-Gibbs Executive Airport, 8690 Aero Dr., San Diego, CA 92123 under the terms and conditions set forth therein. The Lease Agreement and are contingent upon Council approving both in order for the Tenant to physically relocate its liquor and convenience store retail operations to Suite 101 in the Retail Center ("**Suite 101**") while retaining its existing lease of approximately 960-square-foot Lease for a new business.
- B. Declaring that the resolution authorizing the Mayor or designee to execute a Lease Agreement and Lease Amendment for Retail Spaces are (To be provided by Planning).

DISCUSSION OF ITEM:

In accordance with that certain Flat Rate Lease between City and Montgomery Field One, LP, its successors and assigns ("Master Lessee"), on file with the San Diego City Clerk as Document No. RR-763376 (Master Lease), City leased that certain real property located at 8690 Aero Drive, San Diego, California 92123, also known as "Lot 6" and consisting of approximately 3.2 acres (the Property), to Master Lessee for development and operation of a commercial and light industrial office complex. In 1979, the Master Lessee constructed an approximately 22,000 square foot retail center ("Retail Center") on the property and began leasing space in the Retail Center.

On August 7, 2012, Master Lessee entered into a Standard Retail lease with Rawnak Samoel and Rivan Samuail for an initial five (5)-year term for the approximately 960-square feet Leased Premises within the Retail Center (the Sublease). On September 1, 2017, a First Amendment to Lease extended the term for an additional five (5) years.

Master Lessee failed to pay rent from January 2019 through April 2019 and defaulted on the Master Lease. Thereafter, the City initiated legal action against Master Lessee in the San Diego Superior Court (Case No. 37-2019-00034312-CL-UD-CTL). The case concluded with the execution of a Stipulation and Judgment, which, among other provisions, terminated the Master Lease and all subordinate subleases on or about August 7, 2019.

As a result of the termination of the Master Lease, the sublease was also terminated on August 7, 2019. Around this date, the City entered into a new lease with Rivan Samuail DBA Clown Market (Tenant) to occupy the Premises on a month-to-month basis while the City assessed its options to repurpose the space for its use.

City and Tenant subsequently entered into a Lease for Retail Space (Current Lease) covering the Premises, filed on February 6, 2024, with the Office of the City Clerk as Document No. RR-314339. This agreement replaced the month-to-month lease and established Tenant's rights and duties concerning its occupancy and use of the premises for operating a convenience and liquor store.

Tenant now desires to physically move its liquor and convenience store retail operations to Suite 101 in the Retail Center ("**Suite 101**") while retaining its existing lease of approximately 960-square feet Lease Premises for a new business. The new lease for Suite 101 is conditioned upon the successful transfer of Tenant's California Department of Alcoholic Beverage Control ("**ABC**") license ("**ABC License**") from the Leased Premises to Suite 101. ABC, however, will not consider Tenant's ABC License transfer request unless it is accompanied by an approved lease for the new space desired. If ABC does not approve Tenant's request to transfer its ABC License from the current Rental Space to Suite 101 by a certain date set forth in the New Lease (the "**ABC Approval Period**"), then all parties' desire for the New Lease, the Assignment, the Consent, and this First Amendment will all be revoked, nullified, and rendered of no force or effect, and the Lease will revert to the status quo that existed immediately prior to the Assignment, as between Landlord and the Tenant.

Business Case for Direct Negotiations

Tenant is a retail business that has been operating as a convenience store in the Retail Center since 2012. The store items available for purchase include grocery items, toiletries, and over-the-counter medications, which serve as a convenient amenity to the nearby airport hangar tenants and their customers. The extended hours of operation have also allowed the Tenant to develop goodwill with the community, including the adjacent City-owned parcel occupied by City departments. The Tenant's business is within walking distance to existing residences, and newly developed apartment complexes along Aero Drive.

The proposed lease will allow the Tenant to expand the size of its lease premises to meet its space and customer needs. The Tenant will continue to occupy Suite 130 and convert the space into a retail business selling water and ice cream, and any other approved incidental or ancillary uses. It will also prevent the displacement and disruption of an existing business and avoid the potential of a prolonged vacancy of the Rental Space within airport property.

The proposed lease and the lease amendment will also provide a continued revenue stream for the Airports Enterprise Fund.

Proposed Lease for Suite 101

The Tenant is requesting a ten-year (10-year) Lease with two (2) options to renew for two (2) subsequent five (5) year periods.

The following is a summary of the proposed lease:

Premises:	Approximately 2,189 square feet of retail space at 8690 Aero Drive, San Diego, California (APN 760-222-10)
Use:	Operation of a convenience and liquor store
Term:	10-Years
Lease Options:	Two (2) options to renew lease for five (5) years, each
Rent:	\$5,035.00 per month
Rent Credits	Tenant shall receive Base Rent Credit in the form of one (1) month of free rent over the first three (3) years of the lease term.
Maintenance:	The Tenant is to assume responsibility and costs for maintenance of the interior of the premises. All HVAC system repairs, and exterior maintenance will be performed by the City and charged back to the Tenant through operating expenses.
Appraisal:	As of September 22, 2025, the appraisal estimated the market rent for the Property at \$2.30 per square foot (Attachment A).

Zero Emissions Municipal Buildings and Operations Policy (ZEMBOP)

As part of the construction of the tenant improvements, Tenant will comply with ZEMBOP policy.

Proposed Lease Amendment for Suite 130

The Tenant is requesting to amend its existing lease for Suite 130 to provide for a change in the use of the space to a retail business selling water and ice cream, and any other approved incidental or ancillary uses.

Capital Improvement Plan

The Tenant will complete capital improvements, including installing new tile flooring, upgrading and relocating the electrical panel, installing rooftop compressors, and an electric water heater. The estimated minimum cost is \$40,000.

City of San Diego Strategic Plan:

This action relates to the Strategic Plan's Priority Area: Foster Local Community Prosperity through its variety of convenience store products for San Diegans.

It also aligns with the Strategic Plan's Priority Area: Protect and Enrich Neighborhoods by providing visitors and San Diegans with a single location to purchase food and convenience items.

Fiscal Considerations:

The Airport's new rental revenue in the first year of the lease is projected to be \$55,385. Starting in the 6th year, there will be cumulative CPI increases and annual rent increases of 3%. If the tenant extends the term, rent will be adjusted to market value based on an appraisal. All rent must be deposited into fund 700033, Airports Enterprise.

Fund 700033, Airports Enterprise will also receive an additional 2% of the value of all considerations payable on a Lease Assignment. The Tenant must also pay Additional Rent (Net Return of Operating Expenses) to maintain the retail center property. The City will provide Tenant with a statement of base year Operating Expenses for calendar year 2026 and reconcile the actual Operating Expenses in the subsequent calendar year to determine any credit or charge. This calculation method will allow the City to recover any costs exceeding projected Operating Expenses for each respective Lease Year.

Surplus Land Act

Staff has determined that the future leasing of the City-owned property located at 8690 Aero Dr, San Diego, CA 92123 is not a "disposition of surplus land" as defined by HCD in Surplus Land Act Guidelines § 102(h)(1), because the Lease does not contemplate any development or demolition, and as a result, it is not subject to the Surplus Land Act.

Charter Section 225 Disclosure of Business Interests:

Clown Market is fully owned by:
Rivan Samuail, San Diego

Environmental Impact:

To be completed by Planning

Climate Action Plan Implementation:

N/A-Does not have connection to the CAP.

Equal Opportunity Contracting Information (if applicable):

N/A

Previous Council and/or Committee Actions:

This item will be heard by Economic Development and Intergovernmental Relations Committee prior to Council.

Key Stakeholders and Community Outreach Efforts:

This retail Lease has been scheduled for discussion at the Airport Advisory Committee meetings on January 14, 2026, attended by committee members and the public. Other key stakeholders include Montgomery-Gibbs Executive Airport users, businesses, and visitors.

Director, Economic Development

Chief Housing & Community Development
Officer

Monthly Airport Operations Report

January 2026



MONTGOMERY-GIBBS EXECUTIVE AIRPORT

Flight Operations (Month)	Jan-26	Jan-25	% Diff
	32,136	31,157	3.1%

Based A/C 408 Valid.

Flight Operations (CY)	2026 YTD	2025 YTD	% Diff
	32,136	31,157	3.1%

Flight Operations (FY)	FY26 YTD	FY25 YTD	% Diff
	216,489	232,098	-6.7%

Unleaded AvGas (UL94 Gal)*	Available	Sold Dec-25	Sold FY25 YTD
	555	0	0

Total Operations 10-Year History	
2025	370,911
2024	385,806
2023	321,830
2022	307,188
2021	292,805
2020	276,208
2019	253,090
2018	226,588
2017	207,103
2016	200,676

Operations Office Revenue	FY26 YTD	FY25 YTD	% Diff
Landing Fees	\$17,229.35	\$19,224.38	-10.4%
Transient A/C Parking	\$16,853.04	\$13,091.00	28.7%
Vehicle Parking	\$2,573.00	\$1,767.00	45.6%
Conference Room	\$1,092.50	\$1,580.00	-30.9%
Other	\$4,931.22	\$3,413.36	44.5%
Total	\$42,679.11	\$39,075.74	9.2%

* Prices for AvGas and UL94 may vary. For up to date price information visit: <https://www.airnav.com/airport/KMYF>

Brown Field Municipal Airport [To be provided at the February AAC Meeting]

Flight Operations (Month)	Jan-26	Jan-25	% Diff

Based A/C

Flight Operations (CY)	2026 YTD	2025 YTD	% Diff

Flight Operations (FY)	FY26 YTD	FY25 YTD	% Diff

Total Operations 10-Year History	
2025	
2024	
2023	
2022	
2021	
2020	
2019	
2018	
2017	
2016	

Operations Office Revenue	FY26 YTD	FY25 YTD	% Diff
Landing Fees			
Transient A/C Parking			
Vehicle Parking			
Other			
Total			



Economic Development Department

Monthly Noise Management Report- January 2026

Montgomery Gibbs Executive Airport

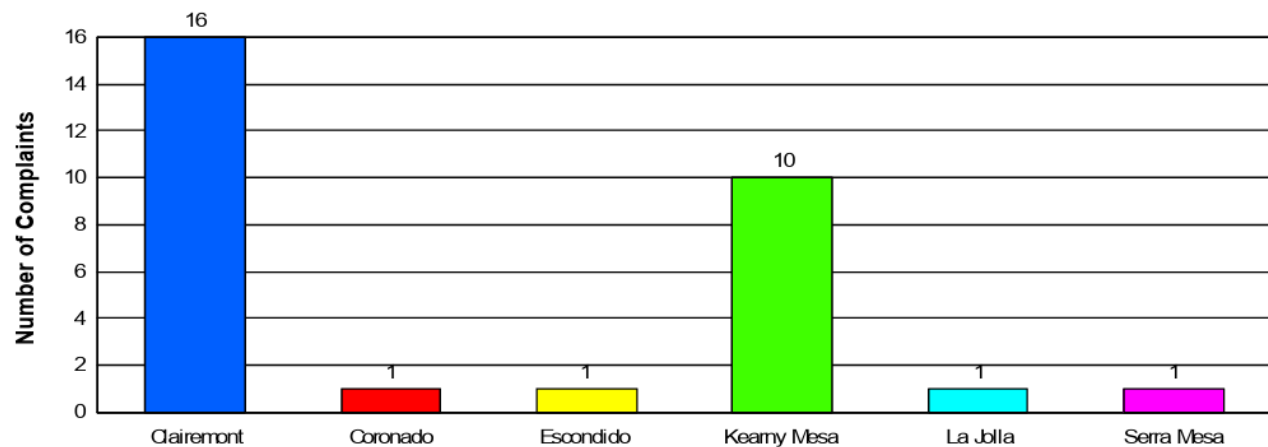
Noise Abatement Violations*

Day: 0

Night: 0

Total of Fine Amount for the Month: \$0

Community Complaint Totals



Total Number of Complaints: 30

Community Complaint Details

Community	Number of Complainants	Number of Complaints	YTD Total Complaints
Clairemont	9	16	16
Coronado	1	1	1
Escondido	1	1	1
Kearny Mesa	2	10	10
La Jolla	1	1	1
Serra Mesa	1	1	1
Totals:	15	30	30

*Noise Abatement Violations only apply to Montgomery Gibbs Executive Airport as the City ordinance/policy was passed and put into place prior to the Airport Noise and Capacity Act of 1990

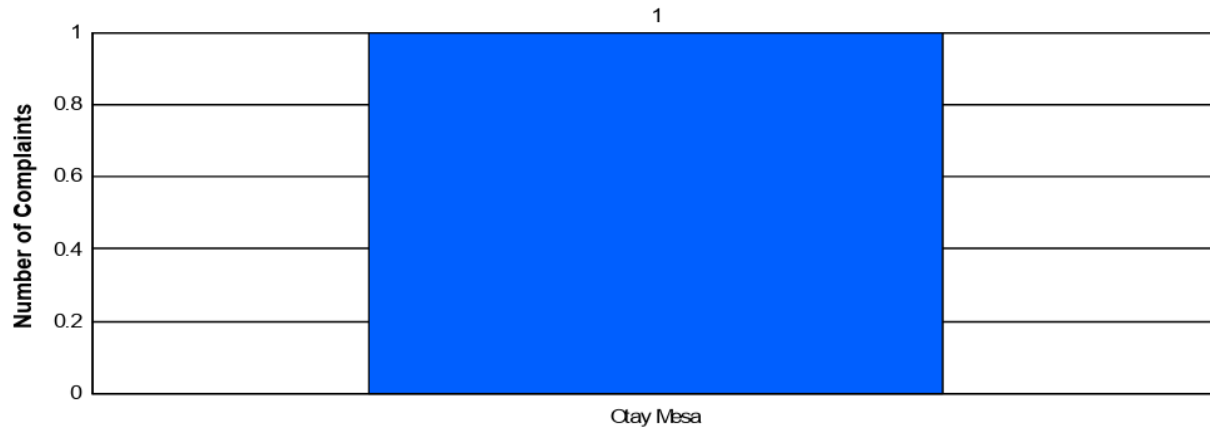


Economic Development Department

Monthly Noise Management Report- January 2026

Brown Field Municipal Airport

Community Complaint Totals:



Total Number of Complaints: 1

Community Complaint Details:

Community	Number of Complainants	Number of Complaints	YTD Total Complaints
Otay Mesa	1	1	1
Totals:	1	1	1

*Noise Abatement Violations only apply to Montgomery Gibbs Executive Airport as the City ordinance/policy was passed and put into place prior to the Airport Noise and Capacity Act of 1990

Projects Progress Update

February 2026

Montgomery–Gibbs Executive Airport (MYF)

- Airport Master Plan
 - Weekly Meetings with Consultant and City Planning Department to streamline Environmental Impact Report updates.
- MYF Terminal Parking Lot East Rehabilitation
 - Anticipate Notice to Proceed in March
- Spiders Lot Pavement Rehabilitation
 - 100% Design received. On hold.
- MYF Terminal Apron Rehabilitation
 - Received Planning Grant for \$1,425,000
 - Awarding Design Task to Latitude 33
- Air Center MYF (Corporate Helicopters)
 - Working with Tenant on FAA Environmental documents
- MYF Runway 10R/28L Taxiway B, F, H, M, D, C Rehabilitation
 - Project in Preliminary Design

Brown Field Airport (SDM)

- Taxiway Golf, Taxiway Bravo Rehab, Taxiway Charlie (G1) Rehab Realign, Pavement Removal Project
 - Completed 90% Design. Submitted FAA Grant application
 - Received Planning Grant for \$1,084,226
- Airport Terminal Roof Replacement
 - Contractor Walkthrough 2/2/26
 - Bid Due 2/18/26
- San Diego Airpark Project
 - Construction Activities on Phase 1 continue.
 - Conducting Phase 2 environmental work on Phase 2 parcels
- Access Control System
 - Contracting Award Process
- Customs and Border Protection General Aviation Inspections Facility
 - Proposed New Facility would be within new FBO building terminal.