

**CITY OF SAN DIEGO**  
**AIRPORTS ADVISORY COMMITTEE**  
**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.

<b>MEMBERS PRESENT:</b>	<b>MEMBERS ABSENT:</b>
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

# 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 Jan-26	Sold FY26 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%
<b>Total</b>	<b>\$42,679.11</b>	<b>\$39,075.74</b>	<b>9.2%</b>

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

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

Flight Operations (Month)	Jan-26	Jan-25	% Diff
	8,925	6,205	43.8%

Based A/C 157

Flight Operations (CY)	2026 YTD	2025 YTD	% Diff
	8,925	6,205	43.8%

Flight Operations (FY)	FY26 YTD	FY25 YTD	% Diff
	55,194	54,399	1.5%

#### Total Operations 10-Year History

2025	89,490
2024	93,525
2023	92,255
2022	94,925
2021	106,001
2020	100,462
2019	86,358
2018	78,916
2017	77,355
2016	86,027

Operations Office Revenue	FY26 YTD	FY25 YTD	% Diff
Landing Fees	\$52,094.00	\$64,009.00	-18.6%
Transient A/C Parking	\$12,486.00	\$6,593.00	89.4%
Vehicle Parking	\$45,847.00	\$33,878.00	35.3%
Other	\$1,074.00	\$0.00	0.0%
<b>Total</b>	<b>\$111,501.00</b>	<b>\$104,480.00</b>	<b>6.7%</b>