

CITY OF SAN DIEGO
AIRPORTS ADVISORY COMMITTEE
MINUTES
Meeting of February 11, 2026
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	Chase Franzen** Kearny Mesa Representative
Vice Chair David Gordon Special Expertise	Joel Ryan** FAA Air Traffic Control Tower
Gary List Brown Field Aviation User Group	Shawn Ellis** Montgomery-Gibbs Aviation User Group Representative
Ron Lee Brown Field Aviation User Group	Donald Chick* Tierrasanta Representative
Melissa Johnston Montgomery-Gibbs Aviation Lessees Representative	Richard Ram* Serra Mesa Community
Cindy Scott Navajo Community Representative	Rob M. Hixson* Otay Mesa Representative

* Absent

** Excused

STAFF PRESENT:

Jorge Rubio, David Reed, Charles Broadbent, Jennifer Bearse, Kenneth Hernandez, Debbie Shauger, Hannah Sax, and Giancarlo Vargas.

3. NON-AGENDA PUBLIC COMMENT

- A member of the public, resident of the Serra Mesa area, expressed concerns regarding noise from aircraft flying in the area and asked about the quantity of planes that are allowed to fly at the same time.

4. APPROVAL OF MINUTES

A. Minutes from the January 14, 2025, meeting.

Member Gordon made a motion to approve the minutes as written. Member List seconded the motion. All members voted in favor. Motion passed unanimously.

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

- A.** Election of the Chair and Vice Chair of the City of San Diego Airports Advisory Committee
- Member Gordon made a motion to nominate Peter Doft as Chair. Member Johnston seconded. All members voted in favor. Motion passed unanimously.
 - Member Doft made a motion to nominate Dave Gordon as Vice Chair. Member Johnston seconded. All members voted in favor. Motion passed unanimously.
- B.** Amendment to Airport Advisory Committee 2026 Calendar Year
- Member Gordon made a motion to approve the amended calendar. Member Doft seconded. All members voted in favor. Motion passed unanimously.
- 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).
 - Chair Doft made a motion to approve the resolution as written. Member Lee seconded the motion. All members voted in favor. Motion passed unanimously.

7. INFORMATIONAL ITEMS

A. Staff Reports

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

- The Office of Boards and Commissions are conducting interviews for open positions.
- Staff is exploring the possibility of providing dedicated Aircraft Rescue and Fire Fighting services at Brown Field Airport (SDM), due to the number of large charter and military aircraft that operate from there. These are initial discussions.
- The International Conference of the 99s (Women Pilots Association) will be taking place in San Diego from July 8-12. Planning for parking of additional aircraft at both airports.
- The Federal Aviation Administration (FAA) has restructured into five offices: Admin & Finance, Policy & Legal, Airspace Modernization Office, Air Traffic Organization, and Aviation

Safety & Management Organization. Airports fall under Policy & Legal Office, to provide checks and balances between operations and safety.

- This past December, the Federal Communications Commission started putting restrictions on Foreign Unmanned Aircraft Systems and Drones. They are no longer available for purchase within the US.
- Congratulations to Debbie Shauger on her retirement next month. She has been an outstanding member of the Airports leasing team.

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

- There were over 32 thousand operations in January.
- Weed abatement was conducted in the safety area for Runway 28R.
- Staff received clearance to offer a start date for the Equipment Operator 1.
- The storm water sample was collected today and sent into the lab for analysis.

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

- Operations is 40% higher in January. Seasonal and Military contribute to daily operations.
- Beacon light and green light at SDM was repaired.
- Precision Approach Path Indicator lights were calibrated.
- Perimeter fence has been breached, repairs are being scheduled of that.
- Operations has been working on taxiway crack repairs.

Airports Lease Administration – Jennifer Bearse, Program Manager

- The Construction of the 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.
- 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 finalized 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 San Diego Airpark and a Memorandum of Understanding (MOU) with Cross 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. Working with EAA and SDA on creating a right of way across both leaseholds for utilities and access.
- Appraisals are being reviewed for vacant and undeveloped land at Brown Field.
- Responses to Request for Expression of Interest received in late January. Staff is reviewing responses and discussing next steps
- New lease for San Diego Community College District (SDCCD) for construction of new hangar and facilities is underway. Appraisal has been completed. The lease is being prepared by CAO.
- Staff is finalizing lease amendment with Executive Airpark to remove triangular-shaped parcel. Amendment to be presented to AAC in March and Council Committee in April.
- Finalized an amendment to the Crownair lease to provide for financing of the Executive Airpark leasehold. Amendment to be presented to AAC in March and Council Committee in April.
- Staff is working with Crown Air on new, longer-term agreement for transit ramp parking. Draft lease has been prepared by Airports staff and is under CAO review

- 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.
- Appraisal is being obtained for small area of land proposed for additional aircraft parking for Sorbi Aircraft Maintenance.
- An appraisal being reviewed for vacant and undeveloped land at MYF.
- Final amendment and new lease for existing Lessee (Clown Market) to lease an additional 2,300 sq. Ft. and relocate liquor store will be presented to Committee and Council in March. Lessee will retain existing space for separate ice cream and water business.
- Staff is currently evaluating two prospects for a potential lease in Suite 105 (former restaurant space), measuring approximately 3,200 sf and in Suite 119 (former drycleaner's space) measuring approximately 868 sf.

B. Other Reports
None

8. COMMITTEE COMMENTS

None

9. ADJOURNMENT

The meeting adjourned at 4:13 p.m. Next meeting will be March 11, 2026.

Respectfully submitted,

Giancarlo Vargas
Administrative Aide 1