

**CITY OF SAN DIEGO**  
**AIRPORTS ADVISORY COMMITTEE**  
**MINUTES**  
**Meeting of March 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 3:00 p.m.

**2. ROLL CALL**

A quorum was present.

<b>MEMBERS PRESENT:</b>	<b>MEMBERS ABSENT:</b>
Chair Peter S. Doft Special Expertise Representative	Chase Franzen** Kearny Mesa Representative
Vice Chair David Gordon Special Expertise	Donald Chick** Tierrasanta Representative
Gary List Brown Field Aviation User Group	Richard Ram* Serra Mesa Community
Ron Lee Brown Field Aviation User Group	
Melissa Johnston Montgomery-Gibbs Aviation Lessees Representative	
Cindy Scott Navajo Community Representative	
Rob M. Hixson Otay Mesa Representative	
Shawn Ellis Montgomery-Gibbs Aviation User Group Representative	
Joel Ryan MYF FAA Air Traffic Control Tower	

\* Absent

\*\* Excused

**STAFF PRESENT:**

Jorge Rubio, David Reed, Charles Broadbent, Jennifer Bearse, Hannah Sax, and Giancarlo Vargas.

**3. NON-AGENDA PUBLIC COMMENT**

- A resident of the Serra Mesa area expressed concerns regarding noise due to the increasing number of annual flight operations, attributed in part to flight school activities. The individual noted that multiple aircraft are often simultaneously conducting training exercises in the area.

**4. APPROVAL OF MINUTES**

- A.** Minutes from the February 11, 2026, meeting.  
Member Johnston made a motion to approve the minutes as written. Vice Chair Gordon seconded the motion. All members voted in favor. Motion passed unanimously.

**5. UNFINISHED BUSINESS**

None

**6. NEW BUSINESS**

**A. Review of the Airports Advisory Committee Bylaws**

**Staff's Recommendation:**

- Review the Airports Advisory Committee Bylaws and propose amendments to be presented for voting at the next scheduled meeting.

A discussion took place and staff will take the Proposed AAC Bylaws for review by the City Attorney's Office. The Proposed Bylaws, with any changes, are to be presented to the AAC at a future meeting for adoption.

**B. Approval of a First Amendment to Flat Rate Lease with MYF Properties, LLC, a California limited liability company covering 26.2 acres of land and a Second Amendment to Flat Rate Lease with MYF Holdings LLC covering 17 acres of land located at Montgomery-Gibbs Executive Airport.**

- Staff Recommends that the Airports Advisory Committee Recommend to the City Council the following actions:
  - A. A resolution declaring that approval of the First Amendment to Flat Rate Lease with MYF Properties, LLC covering 26.2 acres of land located at Montgomery-Gibbs Executive Airport, San Diego, CA 92123 is exempt under CEQA, as drafted.
  - B. A resolution declaring that approval of the Second Amendment to Flat Rate Lease with MYF Holdings LLC covering 17.34 acres of land located at Montgomery-Gibbs Executive Airport, San Diego, CA 92123 is exempt under CEQA, as drafted.
  - C. A resolution approving the First Amendment to Flat Rate Lease with MYF Properties, LLC. The Council's approval of the First Amendment to Lease shall take effect and be in force upon Council's approval of Item D.
  - D. A resolution approving the Second Amendment to Flat Rate Lease with MYF Holdings LLC. The Council's approval of the Second Amendment to Lease shall take effect and be in force upon Council's approval of Item C.
  - E. A resolution declaring the subject properties as "exempt surplus land."

Chair Doft made a motion to approve the recommendations as drafted. Member Lee seconded the motion. Seven members voted in favor. Member Scott abstained.

**7. INFORMATIONAL ITEMS**

**A. Staff Reports**

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

- Pilot and Aircraft Privacy Policy Act of 2025" currently going through the Senate and the House of Representatives. This bill would prohibit the use of ADS-B technologies by airports

and impose a series of burdensome requirements on the imposition and collection of aircraft landing fees.

- City Airports are preparing for increased airport activity for NASCAR, which will take place in San Diego in late June.
- Airports has reached out to several schools regarding to distribute “Fly-Friendly” materials at Montgomery-Gibbs Executive Airport.
- The main terminal vehicle parking lot at Montgomery-Gibbs parking lot will undergo pavement upgrades starting April 6, 2026.

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

- There were over 29,000 aircraft operations in February.
- Fire extinguishers in City Hangars West, airport owned buildings and vehicles received annual service.
- Maintenance was conducted on access gate card readers.

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

- There were over 6,600 aircraft operations in February.
- The perimeter fence has been repaired.
- Gate 3 has been repaired.

Airports Lease Administration – Jennifer Bearse, Program Manager

- Construction of the Fixed Based Operator (FBO) with San Diego Airpark (SDA) is underway.
- 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 finalizing a 3-year lease with LTEK for 1.8-acre parcel for vehicle mechanics’ shop.
- Staff is working with the City Attorneys Office (CAO) on legal action against AERO-ABRE related to environmental remediation and underpayment of rent. It is on City Council agenda for approval of litigation April 6, 2026.
- Staff is working on a Lease with San Diego Airpark and a Memorandum of Understanding (MOU) with Customs and Border Patrol (CBP) to allow for continued CBP general aviation airport operations.
- Experimental Aircraft Association to exercise option to extend the size of the leasehold. EAA will be submitting a permit application to DSD for construction of additional hangars.
- Appraisal completed for vacant and undeveloped land at Brown Field.
- First Amendment to Lease with Air Center SD for occupancy of an office in the Terminal
- A 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 working with Development Services Department (DSD) to process plans for the proposed development. Submitted CATEX Application to FAA for National Environmental Policy Act (NEPA).
- Lease amendment with Executive Airpark to remove triangular-shaped parcel to be presented to Council Committee in early April.
- A lease amendment with Crownair to provide for financing of the Executive Airpark leasehold to be presented to Council Committee in early April.
- Staff is working with Crown Air on new, longer-term agreement for transit ramp parking.
- Negotiations are underway with Casa Machado on new lease agreement. Existing lease with the restaurant expired in December 2025.
- Appraisal has been completed for vacant and undeveloped land at MYF.

- Engineering and Capital Projects Department & Transportation Department will be leasing all vacant space at 8525 Gibbs Dr. Engineering and Capital Projects commencement on their additional space at the 8525 building will be in The fall of 2026.
- 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 early April. Lessee will retain existing space for separate ice cream and water business.
- Currently evaluating a prospect for a potential lease in Suite 116 measuring 909 s.f. and in Suite 119 (former drycleaner's space) measuring approximately 868 sf.
- Recruitment underway for Property Agent position. Interviews to be held in late March.

**B. Other Reports**  
None

**8. COMMITTEE COMMENTS**

None

**9. ADJOURNMENT**

The meeting adjourned at 4:04 p.m. Next meeting will be April 8, 2026.

Respectfully submitted,

Giancarlo Vargas  
Administrative Aide 1