

CITY OF SAN DIEGO
AIRPORTS ADVISORY COMMITTEE
ADOPTED MINUTES
Meeting of May 14, 2019

Montgomery-Gibbs Terminal, 3750 John J. Montgomery Drive, San Diego, CA 92123

MEMBERS PRESENT: J. H. Aldrich (Montgomery Field Aviation Lessee), Jackie Ander (Serra Mesa Community), Tom Dray (MYF Tower), Buzz Fink (Special Expertise), Buzz Gibbs (Kearny Mesa Community), Lisa Golden (Otay Mesa Community), Chairman Scott Hasson (Tierrasanta Community), Ron Lee (Brown Field Aviation User Group), Chuck McGill (Montgomery-Gibbs Aviation User Group), Rich Martindell (Special Expertise), Vice Chair Tom Reid (Clairemont Community), David Ryan (Special Expertise)

MEMBERS ABSENT: Tom Ricotta (Brown Field Aviation Lessee) *excused*

STAFF PRESENT: Charlie Broadbent, Kathy Chavez, Michele King, Cooper Lushbaugh, Millie Moore, Rod Propst, Wayne Reiter, Rodel Riego, Andy Schwartz, Debbie Shauger

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

Chairman Hasson called the meeting to order at 3:30 P.M. A quorum was present.

2. APPROVAL OF MINUTES

Chairman Hasson requested any comments, changes, or deletions to the meeting notes from April 9, 2019. Mr. Fink moved to approve, seconded by Mr. Martindell, all in favor, approved as written. Mr. McGill, Mr. Ryan and Mr. Lee abstained. Ms. Ander requested acronyms be defined in future meeting notes.

3. NON-AGENDA PUBLIC COMMENT

None

4. NEW BUSINESS

FY 2020 Airports Budget

Mr. Propst stated the budget was presented on May 3rd, 2019 and gave an overview of the budget.

Vice Chair Reid inquired about the square footage of the parcels leased out.

Mr. Propst responded the Asset Manager can give an average of property square footage.

Mr. Lee requested a summary of assets.

Mr. Propst responded the parcel between Glenn Curtis Drive and Aero Drive can be used for non-aeronautical use along Aero Drive and aeronautical use north of Spiders.

Mr. Martindell commented on the unfunded \$3 million mandate of building the CBP modular.

Ms. Golden commented on the biologist salary.

Mr. Ryan asked about the reduction in rent revenue.

Mr. Propst replied this was due to the loss of a City department tenant south of Aero Drive.

5. OLD BUSINESS

MYF Gate Card Policy Update

Mr. Broadbent gave an overview of the revised policy. The cards will be \$10 with first name, last name and a picture. First card is free. It will be \$5 for lost cards. The cards are automatically disabled if not used in a year.

Mr. Propst noted this policy is only for Montgomery.

Vice Chair Reid **moved** to approve the revised policy, seconded by Mr. Ryan, all in favor, unanimous support.

6. STAFF REPORT

SDM General Update – Mr. Andy Schwartz, SDM Airport Manager

- The terminal building is being painted and should be done by the end of the week. There are pictures of it on Facebook.
- The Runway Safety Action Team meeting is tentatively scheduled for 9 - noon on June 13th.

MYF General Update – Mr. Charlie Broadbent, MYF Airport Manager

- The new Gate Card Policy has been implemented.
- Currently in the last stages of awarding the landscaping contract.
- The next airport Pilot meeting will be held at MYF on May 29th at 6:00 p.m.
- The pipeline project is still ongoing. The reconnections will be done on Sunday and the paving soon after that.

MYF Tower Update – Tom Dray, MYF Tower Manager

- Ground control is congested. Give all information on the first call.
- If interested in flying drones within 5-mile radius of Montgomery, call the control tower and let them know location and altitude. Beginning May 17th all reporting will be done through a website faa.gov/uas.
- Mr. Dray will be retiring on June 1, 2019.

Real Estate Update – Ms. Debbie Shauger, Property Agent

- The Metropolitan Airpark Development Project (MAP) plans to use Community Facilities District (CFD) to finance infrastructure.
- Met with Debt Management and Financial Feasibility Consultant to discuss MAP Project. Airports requested additional information from MAP for the Consultant to evaluate feasibility of CFD financing.
- The Airport submitted the Airport Layout Plan to FAA for approval.
- Airports is having weekly meetings with FAA to move forward on the federal environmental.
- Coast Air Center is responding to comments from Development Services Department (DSD) regarding its submittal of plans for development.
- Worked with Coast to resolve issues on noise study, offsite improvements and evaluation of water pressure.
- Met with Corporate Helicopters to review their proposed response to comments on their plans from DSD.
- Corporate Helicopters had placed their project team on hold while they completed a remodeling project and working on hiring new pilots due to expand their business.
- Corporate Helicopters has now re-engaged its project team; anticipate resubmittal to DSD in the next few weeks.
- Delivered notice of intent to Corporate Helicopters to lease triangular-shaped parcel.
- Four Points by Sheraton lessee has made payments toward post-rent delinquency.
- Ms. King met with outside council to discuss path forward on Four Points.
- Appraiser inspected the Gibbs site on May 8th and performed appraisal on 24 acres. Expected start is by mid-May to June.

- Drafted Gibbs Request for Proposal (RFP) for City Attorney Office (CAO) review.
- Corporate Helicopters may want to exercise its First Right of Refusal on to lease triangular-shaped parcel, which will be 6 – 9 months. If exercised, Airports may delay RFP until the process for leasing the triangular has been completed.
- The City is having trouble serving notices of default on lender Montgomery Field Associates LLC.
- Fred Sorbi is Month-to-Month Agreement pending signature. Currently waiting for development proposal for a long-term lease.
- Mr. Griscom cured its default for failure to pay rent.
- The Business Case Document for the development of Real Estate Program is finalized and anticipate commencing process for development of Real Estate Asset Management Program in July.
- Airports is finalizing a recommended Plant Palette for Airports development projects.

Chairman Hasson asked if airport property will be managed by non-City staff.

Mr. Propst responded Real Estate Management and Airports will manage real estate.

Noise and Special Projects – Mr. Wayne Reiter, Airport Program Manager

- The Airport Layout Plan (ALP) for Brown Field is with the FAA for approval. The ALP for Montgomery received the first set of comments from the FAA. We are in the process of responding to those comments.
- The Master Plan Environmental Impact Report (EIR) is in progress. The draft EIR should be done in a year.
- An overview was presented of the FAA forecast of aviation activity for general aviation.

Deputy Director Remarks – Mr. Rod Propst, Airports Deputy Director

- Next month there will be a review of the Business Plan's goals and objectives.

7. ANNOUNCEMENTS

None

8. ADJOURNMENT

The meeting adjourned at 4:40 p.m.

The next meeting will be held on June 11th, 2019.

Respectfully,
Millie Moore