

**CITY OF SAN DIEGO**  
**AIRPORTS ADVISORY COMMITTEE**  
**DRAFT MINUTES**  
**Meeting of March 8, 2022**

**Montgomery-Gibbs Executive Airport,**  
**3750 John J. Montgomery Drive, San Diego, CA 92123**  
 Via teleconference

**1. CALL TO ORDER and PLEDGE OF ALLEGIANCE**  
 Chair Reid called the meeting to order at 3:02 p.m.

**2. ROLL CALL**  
 A quorum was present.

<b>MEMBERS PRESENT:</b>	<b>MEMBERS ABSENT:</b>
Buzz Gibbs Kearny Mesa Community	J.H. Aldrich Montgomery Field Aviation Lessee Community
David Gordon Special Expertise	
Ron Lee Brown Field Aviation User Group	
Gary List Brown Field Aviation User Group	
Rich Martindell Special Expertise	
Vice-Chair Chuck McGill Montgomery Gibbs Aviation User Group	
Mike Ogilvie Tierrasanta Community Council	
Chair Tom Reid Clairemont Community	
Tom Ricotta Brown Field Aviation Lessee	
Joel Ryan FAA Air Traffic Control Tower	
Lisa Golden Otay Mesa Community	

\*Mr. Ryan is the non-voting member representing the FAA Control Tower at Montgomery - Gibbs Executive Airport

**STAFF PRESENT:**  
 Jorge Rubio, Charlie Broadbent, Andy Schwartz.

### **3. NON-AGENDA PUBLIC COMMENT**

None

### **4. APPROVAL OF MINUTES**

Chair Reid requested any comments, changes, or deletions to the meeting notes from the February 8<sup>th</sup>, 2022. Chair Reid requested two minor corrections under item number three second sentence the word "benn" should be "been" and item number seven second bullet point first line should be "an" airport where an aircraft not "and" aircraft.

Vice-Chair McGill made a motion to approve the minutes as amended.

Mr. Martindell seconded the motion, passed unanimously.

### **5. UNFINISHED BUSINESS**

None

### **6. NEW BUSINESS**

#### **A. Air Center MYF Status Project Update**

- Mr. Rubio gave a presentation on The Air Center MYF Project.
- Mr. Gordon inquired as to why the Development Services Department (DSD) was taking so long to permit this project. Mr. Gordon also expressed his displeasure with DSD as it's been two years since Corporate Helicopters submitted the project and has yet to receive any type of approvals. Mr. Rubio mentioned that he would follow up.
- Mr. Rubio stated the developer needs additional also needs time now for the FAA required National Environmental Policy Act (NEPA) review. Mr. Martindell commented the business environment in San Diego is not friendly.
- Chair Reid asked what NEPA stood for. Mr. Rubio responded and further clarified that NEPA requires federal agencies to assess the environmental effects of their proposed actions prior to making decisions. It was introduced to ease the way projects happen at airports, projects at the airport have to submit for a Part 163 review which will determine if an Environmental Assessment (EA) needs to take place and to what extent.

### **7. Staff Reports**

#### Deputy Director Report – Mr. Rubio

- Mr. Rubio provided clarification on the incident that occurred at the Watsonville Municipal Airport. Mr. Rubio stated we as the City are unable to substantiate the report and if there is anything else, he will update the committee.
- Mr. Rubio mentioned that a webinar is being organized with the FAA Fast Team to bring experts in this field to speak about UL94 and the facts about it. Mr. Rubio also reiterated that staff is actively engaged in reviewing options to implement the sale of unleaded aviation fuel at City Airports safely and efficiently.
- The FAA's Based Aircraft database is updated after staff conducts hangar inspections at our airports to provide the FAA with information so that they can determine what asset type of airport we are. There are four categories of asset types, basic, local, regional, and national. Montgomery-Gibbs is being upgraded to a national asset airport however, Brown Field is being downgraded to a regional asset airport. They based this decision on the number of aircraft based at the airports along with the amount of aircraft that fly in within the United States or if they are flying internationally. Non-airworthy aircraft also play a role, it is crucial that all based aircraft are maintained and active, as non-airworthy aircraft do not count in our total in the eyes of the FAA. Staff is willing to work with those that are actively working on their aircrafts to make them airworthy. Everyone wants to see an active airport and it hurts the airports financially when the

aircraft are just being stored.

- There is an opportunity for airports to apply for the Airport Terminal Program (ATP) under the Bipartisan Infrastructure Law (BIL) to replace airports aging terminal infrastructures. Potentially staff will be applying next year for this competitive grant.
- Mr. Gordon inquired about the FAA's rating categories of different airport asset types. Does the number of operations per year affect that rating? Mr. Rubio responded it counts and that this may be the specific reason why MYF will possibly upgrade to a national.
- Mr. Ricotta inquired how many aircraft was SDM short to meet that criteria.
- Mr. Rubio responded the situation at SDM was specifically with the number of based Jet Aircraft and believes we were probably two or three missing.

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

- SDM flight operations count was down by 34% last month. SDM had an Air Traffic Control (ATC) zero in effect for six to seven days, which means we did not have a working controller tracking aircraft count during that time period.
- Staff found a contractor to make gate repairs. The contractor completed repairs on gate two, the rest of the gates will be repaired and serviced soon.
- Powerland (the mowing contractor) was out last month spraying on the airports' surfaces and the perimeter fences. They removed and cleaned up the weeds and tumbleweeds that blow around during the severe winds.
- Airports are working on filling some staff vacancies; one is the Ground Maintenance Worker II, and the other one is an Operations position that exists between both airports.
- Mr. Martindell inquired about the redevelopment at SDM. Mr. Rubio responded the redevelopment is still moving along and that ground break is expected before the end of the year.

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

- MYF had over 22,000 flight operations in February.
- AGS today repaired gates 9, 11b, and some of the gates that were damaged
- Staff is working on automating the gate card application and testing the process through Veoci. It will be on our website, there will be a link that applicants can go to.
- The Operations Assistant Interviews will be held March 16<sup>th</sup>, 17<sup>th</sup> and the 30<sup>th</sup>. Powerland put down a pre-emergent in the safety areas to help with weed abatement and they will be out in the next couple of weeks to do some mowing.
- Elite Security was awarded the RFP, they have the contract for two years to provide night security to the airport
- Chairman Reid inquired on the development on getting the asphalt repaired at Marigold. Mr. Broadbent responded it's on the list and will be including it in the budget.
- Mr. Gordon inquired if we have a contractor to repair gates, we can call for repairs that will respond within a reasonable amount of time. Mr. Broadbent responded there was a bit of an issue with the contractor that won the RFP for the entire city. Mr. Broadbent reached out to AGS and there is a purchase order established to provide these services through June 30, 2022.
- Mr. Gordon noticed the report that goes along with the minutes stated the total number of operations for 2021 is different than the towers and a discussion took place. Mr. Rubio clarified the control tower has two numbers that they put out. One is airport operations and the other one is the total operations. Total operations include transitioning aircraft that are going through but are not landing or taking off, so the tower also counts those. The Airport uses the airport operations number which is part of what the FAA uses for the

airport itself so there may also be a discrepancy.

#### Real Estate – Mr. Hodges, Supervising Property Agent

- Airport Management is currently working with Executive Airpark and the San Diego Regional Airport Authority on the possible relocation of the historic United Airlines Terminal Hangar terminal to MYF.
- Staff is also working with Coast Air Center to provide them with interim additional aircraft parking.
- On the Metropolitan AirPark (MAP) development project, MAP has issued the city a 180-day notice to start construction and as result Airport Management has issued a 180-day notice of termination to ABRE-Aero (ABRE). This will start the process for ABRE to terminate their subleases clear the site and remediate the site before we turn it over to MAP. Staff is finalizing a Right of Entry (ROE) agreement for MAP to access areas that are not covered by their lease agreements on the airport for their construction activities. Additionally, staff is finalizing a ROE for MAP to access the mitigation land that's on the north side of the airport currently north or in the vicinity of the ABRE leasehold.
- The office complex, Engineering and Capital Projects (E&CP) is continuing to lease office space and they will be adding an additional 2,700 square feet of additional office space which will generate an additional \$4,700 month in airport revenue.
- The City's Transportation Department is moving into approximately 6,000 square feet of office space at 8575 Gibbs Drive and that will generate approximately \$9,900 a month or approximately \$120,000 a year. They are also looking to take some temporary space on the first floor. They indicated that they have contracted with Gensler to provide space planning for the second floor, as they intend to take that entire second floor at 8575 Gibbs Drive.
- On the Retail Center, staff through ECP will be soliciting bids for the replacement of the roof at 8690 Aero Drive. Staff also drafted a request for quotes to refurbish the exterior of the building.
- Airport Management is considering soliciting a property management firm to manage the office and retail complex sometime after the beginning of the next fiscal year.
- Lot 8A, potentially one small hangar available for lease and staff is working on agreements to cover the other vacancies that have occurred in the last few months.
- Received the approval from the FAA for the sale of 9575 Aero Drive, the ARC and City property.
- The hotel at 8110 Aero Drive, still working with the City Attorney on the legal issues related to the monies owed as well as the recapture of Parcel B.
- Staff met with the San Diego Community College District to discuss renewing the lease of the hangar they occupy. An appraisal for the renewal has been completed, and a lease proposal will go out in the next few days. Staff's recommendation to City Council is a ten-year lease with a five-year option. San Diego Community College District will be asked to replace the roof, to paint the hangar and to install asphalt in front of the hangar building.
- The Customs and Border Protection Mobile Response Team at SDM are vacating the property they have leased at Brown Field Municipal Airport for several years. There is a large nose duct hangar with office and a box hangar on the site.
- Airport Management has completed hangar inspections, both at MYF and at SDM Airports. Currently working with the Tax Assessor's Office on the processor interest taxes for City lessees.

- Mr. McGill inquired about the location of the Coast Air Center parking. Mr. Hodges responded that this is interim parking the planes that are currently encroaching outside of the leasehold. And that there have also been discussions about a lease on the interim basis, leasing some space at the transient map.
- Mr. McGill inquired if we already have a leasing department within the airport division yourself and a few others. Why would we go hire a property management company and put in another layer of expense? Mr. Hodges responded, because it streamlines a lot of the process for contracting work. Instead of going through the bidding process that we would have, we would set aside a budget for the property management company to be able to tap into and go with contractors that they already have on board without soliciting quotes every time we need something done which would require staff time, time from the Budgeting Department, from Purchasing and Contracting which causes a lot of delays in getting contracts put in place. This will streamline the process and save the city a money. Staff time is not allocated to those activities.
- Mr. Gordon inquired if there is a date the legal department expects to have something resolved on the issue regarding hotel at 8110 Aero Drive, so we can move forward and get this thing back on track. Mr. Thurman responded; the City is preparing settlement offers which must be approved prior to the actual offer.
- Ms. Golden, inquired about some alleged criminal activity at the hotel. Mr. Rubio responded that Federal Agencies are investigating the matter at this time. Mr. Sheldon Zeman with Council Member Cate's office provided additional information on this topic and related that two arrests had been made.

#### **8. AIR TRAFFIC CONTROL TOWER REPORT**

- Mr. Ryan reported the traffic count for 2021 was 300,673. The non-standard markings on runway 5/23 has helped with runway incursions.
- Chairman Reid stated his appreciation for all the hard work that the staff in the Air Traffic Control Tower do with professionalism.

#### **9. COMMITTEE COMMENTS**

Mr. Lee shared they are working on a project to put a tethered hot air balloon at the Hotel del Coronado on the beach on March 14<sup>th</sup>. and during spring break for some other programs there. The balloon's top will be 150 feet so the balloon is 80 tall it's going to go up 70 feet it will be tethered, but for any pilots who are in that area they need to be aware that that aircraft will be between 5:00 pm and 10:00 pm on Monday March 14<sup>th</sup>.

#### **10. ADJOURNMENT**

The meeting adjourned at 4:05 p.m.

Next meeting will be April 12, 2022.

Respectfully,  
David Reed