

CITY OF SAN DIEGO
AIRPORTS ADVISORY COMMITTEE
MINUTES
Meeting of May 8, 2024

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

1. CALL TO ORDER and PLEDGE OF ALLEGIANCE
 Chair Reid called the meeting to order at 3:00 p.m.

2. ROLL CALL
 A quorum was present.

MEMBERS PRESENT:	MEMBERS ABSENT:
Chair Tom Reid Clairemont Community	J.H. Aldrich Montgomery Field Aviation Lessee
Vice-Chair Chuck McGill Montgomery Gibbs Aviation User Group	Rich Martindell Special Expertise
Chase Michael Franzen Kearny Mesa Representative	Donald Chick Tierrasanta Representative
David Gordon Special Expertise	Rich Martindell Special Expertise
Gary List Brown Field Aviation User Group	Tom Ricotta Brown Field Aviation Lessee
Ron Lee Brown Field Aviation User Group	
Richard Ram Serra Mesa Community	
Joel Ryan* FAA Air Traffic Control Tower	

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

STAFF PRESENT:
 Jorge Rubio, David Reed, Thurman Hodges, Debbie Shauger, Cheryl Mossa, Charles Broadbent, Frank Santana, Jennifer Bearse, and Hannah Sax.

3. NON-AGENDA PUBLIC COMMENT
 None

4. APPROVAL OF MINUTES
 Chuck McGill made a motion to approve minutes as written. Mr. Franzen seconded the motion. Motion passed unanimously.

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

A. Consent Items

RECOMMENDED ACTION:

1. Recommend that the Airports Advisory Committee advise staff to execute seven leases for existing non-aeronautical office tenants at Montgomery – Gibbs Executive Airport business park.

Gary List made a motion to recommend that staff execute seven leases. Ron Lee seconded the motion. Motion passed unanimously.

7. INFORMATIONAL ITEMS

A. FBO Management Team Introductions

The FBO Management Team was unable to make it out for the meeting May 8th but will be present during the next AAC meeting Wednesday, June 12th to introduce themselves.

B. Staff Reports

Airport Management - Jorge Rubio, Deputy Director

- The Fuel Bowser is expected to be delivered at around the end of the month.
- The highly anticipated groundbreaking of the San Diego Airpark Project at Brown Field has started.
- Andy could not be here today as he is very busy with projects at SDM.
- The house and Senate Transportation Committee leaders unveiled a bipartisan reauthorization bill that would increase AIP funding from \$3.35 billion to \$4 billion with a focus on runway safety, increased and trained air traffic control. If passed the bill would reduce the local match for airport projects from 10% to 5% through FY26
- With that said, the house today approved a bill to extend the current aviation programs by one week, or May 17th.

Real Estate, Lease Administration – Jennifer Bearse, Program Manager

- Airports is working diligently with the Sheriff on execution of the writs and has commenced postings related to the eviction of the Aero-Abre leasehold. Lockouts of the 142 lots to begin 5/10/24.
- Airports has drafted revisions to add light industrial to industrial and research services and to add provisions to provide lenders with more protections. Lease amendment tentatively scheduled for Land Use & Housing in June 2024. Construction (grading) has commenced.
- Appraisal ordered for San Diego Fire Station 43 at Brown Field for a new MOU.
- EAA to exercise option to extend the size of the leasehold. Appraisal received and provided to tenant for review.
- Sorbi Aviation Lease Renewal in progress. Appraisal has been approved. The team is working with tenant on scope of work for roof replacement of hangar.

- Working with Crown Air to amend lease to add Airport Road to leasehold.
- Team will be meeting with Corporate Helicopters to review project status. Lessee is still working with DSD to process plans for the proposed development. Lessee is also finalizing NEPA documents to submit to FAA. Lessee is requesting changes that will affect the leasehold for Executive Airpark. Staff are working with EA and Corporate Helicopters to amend their leases.
- Staff are working on developing rent surveys to establish lease rates for hangars and tiedowns and working with CAO on new lease templates.
- Staff are processing a Sublease for a solar project at 8110 Aero Dr. Hotel.
- Staff is working with Purchasing & Contracting to release the RFP for services of a Property Management Company.
- Airports will be executing new 3-year leases for 7 of the 9 existing office tenants. Two of the existing tenants will be vacating.
- Staff are negotiating MOU with E&CP for 7,600 sq. ft. of office space at 8525 Gibbs Drive. Anticipated new annual lease revenue will be \$209,000. MOU to commence 7/1/24.
- The request for Quotes has been received and reviewed for parking lot refurbishment work and a recommended vendor has been selected. Processing contract for \$101,000 for refurbishment. Work to commence shortly.
- Phase 2 of roofing repairs to commence shortly. E&CP administering the project.
- E&CP Construction is soliciting bids for replacing the balance of the roof at the retail center.

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

- There were over 34,000 operations in April.
- The paving project at Marigold was completed, as well as applying guard top, and re-marking taxiway Bravo and Charlie in-between runway 28R and 28L
- Airport staff conducted minor asphalt repairs to the cracks on runway 28L
- Airport staff are working on asphalt repairs at mid-Port
- Staff are waiting on parts necessary for repairs on gate 10, and 11

Mr. Gordan asked about gate adjustment needed for gate number one. Mr. Broadbent mentioned that is going to be fixed by a technician.

Mr. Gordon asks what asphalt repairs are next at MYF. Mr. Reed responded that staff are working on an as-needed contractor and that one of the first projects with that contract will be developing an updated pavement and asphalt maintenance management plan.

C. Air Traffic Control Tower Report

April was the busiest month in the history of MYF. There were over 35,000 operations.

D. Other Reports

- Monthly Airport Operations Reports Handouts– April 2024
- Monthly Noise Management Reports Handouts– April 2024
- Airport Project Status Report Handouts– April 2024

8. COMMITTEE COMMENTS

None

9. ADJOURNMENT

The meeting adjourned at 3:24 p.m. Next meeting will be June 12, 2024.

Respectfully submitted,

Hannah Sax
Program Coordinator