

**CITY OF SAN DIEGO**  
**AIRPORTS ADVISORY COMMITTEE**  
**MINUTES**  
**Meeting of June 12, 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.

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

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

**STAFF PRESENT:**

Thurman Hodges, Dylan Zayas, Debbie Shauger, Cheryl Mossa, Charles Broadbent, Frank Santana, Jennifer Bearse, and Hannah Sax.

**3. NON-AGENDA PUBLIC COMMENT**

Vice President of Young Eagles Program shares opportunity for free flight for youth in our area. This non-profit has flown roughly 10,000 kids through this program and offer scholarships for private pilots.

Mr. Franzen shared that he flies with the Young Eagles Program and one of his students has started flight lessons.

Chair Reid read e-mail from an airport user into record. The user is concerned about construction on Aero Drive as he has seen a few bad situations occur because of the traffic backup. The reader suggests that airport users should be able to travel through Spiders Gate to avoid Aero Drive.

Chair Reid expressed his disagreement with a story in The Guardian newspaper that described Montgomery-Gibbs Executive Airport as under-utilized and not benefiting the citizens of San Diego.

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

Mr. Franzen made a motion to approve minutes as written. Ron Lee seconded the motion. Motion passed unanimously.

#### **5. UNFINISHED BUSINESS**

None

#### **6. NEW BUSINESS**

None

#### **7. INFORMATIONAL ITEMS**

##### **A. FBO Management Team Introductions**

Introduction of the Air Center San Diego Fixed Based Operator ("FBO") On-site Management Team Brittany Favero and Jason Ponchetti at Brown Field Airport.

##### **B. Staff Reports**

###### 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 began 5/10/24.
- San Diego Airpark (MAP) Project at Brown Field: Groundbreaking Ceremony held 6/10/24.
- 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 Economic Development & Intergovernmental Relations Committee in September 2024. Construction (grading) has commenced.
- Appraisal ordered for San Diego Fire Station 43 at Brown Field for a new Memorandum of Understanding (MOU).
- Experimental Aircraft Association (EAA) to exercise option to extend the size of the leasehold. Appraisal received and provided to tenant for review. Meeting scheduled for 6/13/24 with EAA to discuss proposed lease amendment/extension.
- Sorbi Aviation Lease Renewal in progress. Appraisal has been approved. Airports to schedule meeting with Sorbi to discuss lease terms.
- Amending lease with Crown-Air to add Airport Road to leasehold.
- Meeting with Corporate Helicopters to review project status on June 24, 2024. Lessee is still working with DSD to process plans for the proposed development. They are also finalizing NEPA documents to submit to FAA. They are requesting changes that will affect

the leasehold for Executive Airpark. Working with EA and Corporate Helicopters to amend their leases.

- Completed rent surveys to establish lease rates for hangars and tiedowns and working with CAO on new lease templates.
- Processing a Sublease for a solar project at 8110 Aero Dr. Hotel. Reviewing Glare Study. Submitted Glare Study to FAA for comment.
- Staff is working with Purchasing & Contracting to release the Request For Proposal for services of a Property Management Company.
- Negotiating MOU with the City's Department of Engineering and Capital Projects (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.
- Request for Quotes have 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 in August 2024.
- 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 paving applying guard top, and re-marking taxiway Bravo and Charlie in-between runway 28R and 28L.
- Airport staff conducted asphalt repairs to the cracks on runway 28L.
- Airport staff is working on asphalt repairs at mid-Port.
- Airport staff are waiting on parts necessary for repairs on gate 10, and 11.

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

- There were 7,724 Operations in May. Down 4% for this month compared to last year. Total count (Calendar/YTD) 36,609 operations are down 3%. Total count for the same time last year 37,697.
- Gate #1 down due to tampering. Working to get it repaired and with City Risk Management to recover cost of repairs from SDG&E.
- Gate #4 entrance has had some modifications (Tower and EAA have been affected most) due to the current San Diego Airpark Construction on field east of the Customs Box.
- Completed a recent mow.
- Conducting Pogo Row postings and lockouts with Sheriffs Department. Working with tenants for them to come out and remove contents of the lots.

**C. Other Reports**

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

**8. COMMITTEE COMMENTS**

\_\_\_Tom Reid expresses thanks to tower staff for safe and efficient operations.

**9. ADJOURNMENT**

The meeting adjourned at 3:36 p.m. Next meeting will be July 10, 2024.

Respectfully submitted,

Hannah Sax  
Program Coordinator