



AIRPORTS ADVISORY COMMITTEE

Meeting Notice and Agenda

Wednesday, October 9, 2024, at 3:00 p.m.
Location: Terminal Montgomery – Gibbs Executive Airport
3750 John J. Montgomery Drive, San Diego, CA 92123

Chair: Tom Reid | **Vice Chair:** Chuck McGill

Committee Members: David Gordon, Ron Lee, Richard Martindell, Richard Ram, James Aldrich, Gary List, Chase Michael Franzen, Donald Chick, and non-voting member Joel Ryan.

Committee Liaison: Jorge Rubio, A.A.E.

Public Participation Instructions:

Members of the public may participate and provide comment in person, via telephone, the virtual platform, using the [webform](#) or e-mail submission as follows:

In Person Testimony:

If you wish to address the Committee on an item on today's agenda, please complete and submit a speaker form before the Committee hears the agenda item. You will be called at the time the item is heard.

If you wish to address the Committee during non-agenda public comment, please complete and submit a speaker form. However, California's open meeting laws do not permit the Committee to discuss or take any action on the matter at today's meeting. At its discretion, the Committee may add the item to a future meeting agenda or refer the matter to staff or committee. Individuals' comments are limited to three minutes per speaker. At the discretion of the Chair, if a large number of people wish to speak on the same item, comments may be limited to a set period of time per item.

Joining the Webinar and Offering Phone-in Testimony

The Airports Advisory Committee meetings will continue to offer the public a virtual participation option using the Zoom Webinar platform. Members of the public can offer public comment on agenda items or during Non-Agenda Public Comment by accessing the meeting online using a desktop computer, laptop, tablet, or Smartphone, or by calling into the meeting using a Smartphone, cellular phone, or land line.

The link to join the Meeting Webinar by computer, tablet, or Smartphone is:

<https://sandiego.zoomgov.com/j/1619579701>

To join by telephone:

Dial 1-833 568 8864

When prompted, input **Webinar ID:** 161 957 9701

How to Speak to A Particular Item or During Non-Agenda Public Comment Via Virtual Platform:

When the Chair introduces the item you would like to comment on (or indicates it is time for Non-Agenda Public Comment), raise your hand by either tapping the “Raise Your Hand” button on your computer, tablet, or Smartphone, or by dialing *9 on your phone. You will be taken in the order in which you raised your hand. You may only speak once on a particular item.

When the Committee Liaison indicates it is your turn to speak, unmute your phone by tapping the Unmute button on your computer, tablet or Smartphone, or dial *6 on your phone.

If you are speaking on Non-Agenda Public Comment, please note that California's open meeting laws do not permit the Committee to discuss or take any action on the matter at today's meeting. At its discretion, the Committee may add the item to a future meeting agenda or refer the matter to staff, Subcommittee, or Ad-Hoc Committee. Individuals' comments are limited to three minutes per speaker. At the discretion of the Chair, if a large number of people wish to speak on the same item, comments may be limited to a set period of time per item.

Written Comment through Webform:

Comment on Agenda Items may be submitted using the [webform](#) indicating the agenda item number for which you wish to submit your comment. Comments received by the start of the meeting will be distributed to the Committee Members and posted online with the meeting materials. All webform comments are limited to 200 words. Comments received after the start of the meeting but before the item is called will be submitted into the written record for the relevant item.

REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR ACCOMMODATIONS

This information will be made available in alternative formats upon request, as required by the Americans with Disabilities Act (ADA), by contacting Giancarlo Vargas at 858-573-1405 or giancarlo@sanidiego.gov. Requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by contacting Giancarlo Vargas at 858-573-1405 or giancarlo@sanidiego.gov. Requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for auxiliary aids, services, or interpreters, require different lead times, ranging from five business days to two weeks. Please keep this in mind and provide as much advance notice as possible in order to ensure availability. The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

1. CALL TO ORDER and PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. NON-AGENDA PUBLIC COMMENT

4. APPROVAL OF MINUTES

A. July 10, 2024

5. UNFINISHED BUSINESS – None

6. NEW BUSINESS

- A. First Amendment a Leasehold Development Agreement and Second Amendments to 59 Ground Lease/ Right of Entry License Agreements relating to a total of 331 acres of City-owned real property at Brown Field Municipal Airport with San Diego Airpark, LLC, which correspond to 207.56 acres of the property.
- B. Nine (9)-Year Flat Rate Ground Lease with Sorbi Aircraft Maintenance, Inc. covering an aircraft hangar of approximately 8,746 square feet and 25,420 square feet of land at Montgomery-Gibbs Executive Airport, at 3873 Kearny Villa Road, Bldg. 119, San Diego, CA 92123.

7. DISCUSSION

- A. Discussion Regarding the Proposed Fiscal Year 2026 Airports User Fees for Montgomery – Gibbs Executive Airport and Brown Field Municipal Airport.

8. INFORMATIONAL ITEMS

- A. Introduction of new owners of the Landing Strip Restaurant at Brown Field Airport
- B. Staff Reports
- C. Montgomery – Gibb Executive Airport Air Traffic Control Tower Report
- D. Other Reports
 - Monthly Airport Operations Reports – July, August, and September 2024
 - Monthly Noise Management Report – July, August, and September 2024
 - Airports' Projects Status Report – October 2024

9. COMMITTEE COMMENTS

10. ADJOURNMENT

CITY OF SAN DIEGO
AIRPORTS ADVISORY COMMITTEE
DRAFT MINUTES
Meeting of July 10, 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
Donald Chick Tierrasanta Representative	Joel Ryan* FAA Air Traffic Control Tower
Richard Ram Serra Mesa Community	Chase Michael Franzen Kearny Mesa Representative
David Gordon Special Expertise	Vice-Chair Chuck McGill Montgomery Gibbs Aviation User Group
Gary List Brown Field Aviation User Group	
Ron Lee Brown Field Aviation User Group	
Rich Martindell (Virtually) Special Expertise	

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

STAFF PRESENT:

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

3. NON-AGENDA PUBLIC COMMENT

None

4. APPROVAL OF MINUTES

Mr. Chick made a motion to approve minutes as written. Mr. Ram seconded the motion. Motion passed unanimously.

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

None

7. INFORMATIONAL ITEMS

A. Staff Reports

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

- The fuel bowser is expected to be shipped out by Friday. It will take a few days to get here, as it is coming from Florida. Once it arrives, CrownAir will go through the local permits and approvals. Unleaded aviation gasoline is expected to be sold an MYF over the next few weeks.
- Mr. Rubio will be attending the Otay Mesa Chamber of Commerce Breakfast Meeting and will be providing updates for the attendees on the progress of the ongoing projects at the Brown Field Airport.
- Introduce – Victor Caymaris with Council District 8.
- Introduce – Giancarlo Vargas AAC liaison, Admin Aide 1.

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 began 5/10/24 and City has regained possession of more than half of the lots to-date.
- Airports has drafted revisions to Lease Amendments to add light industrial to industrial and research services and to add provisions to provide lenders with more protections. Drafting revisions to the Leasehold Development Agreement. Both items tentatively scheduled for Economic Development & Intergovernmental Relations Committee in September 2024. Construction (grading) is underway.
- Leasing negotiations have been completed with SDA for office space in terminal building.
- Appraisal ordered for San Diego Fire Station 43 at Brown Field for a new MOU. Completed survey and preparing legal description and plat map.
- EAA to exercise option to extend the size of the leasehold. Appraisal received and provided to tenant for review. Meeting held 6/13/24 with EAA to discuss proposed lease amendment/extension. EAA to conduct environmental review on Option area and decide if they will exercise Option.
- Sorbi Aviation Lease Renewal in progress. Appraisal has been approved. Airports to schedule meeting with Sorbi to discuss lease terms.
- Amending lease with CrownAir 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. 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 8/1/24.
- Staff is working with the Transportation Department on a potential MOU amendment to add reserved parking spots to their MOU for a fee.
- 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 30,000 operations during the month of June.
- Currently, there is ongoing maintenance on the security access system.
- A conditional offer has been extended for the vacant Utility Worker II position.
- Weed abatement in the safety areas have been conducted.

B. Other Reports

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

8. COMMITTEE COMMENTS

None

9. ADJOURNMENT

The meeting adjourned at 3:23 p.m. Next meeting will be September 11, 2024.

Respectfully submitted,

Giancarlo Vargas
Administrative Aide 1

October 9, 2024

Airports Advisory Committee
3750 John J. Montgomery Drive
San Diego, CA 92123

Subject: Item 6.A: First Amendment a Leasehold Development Agreement and Second Amendments to 59 Ground Lease/ Right of Entry License Agreements relating to a total of 331 acres of City-owned real property at Brown Field Municipal Airport with San Diego Airpark, LLC, which correspond to 207.56 acres of the property.

Overview

This action is to recommend to City Council to approve a First Amendment to Leasehold Development Agreement with San Diego Airpark, LLC (“SDA”) relating to a total of 331 acres of City-owned real property at Brown Field Municipal Airport, and Second Amendments to 59 Flat Rate Parcel Ground Lease and Right of Entry License Agreements with SDA, relating to a total of 207.56 acres of the property. These amendments will modify the minimum construction requirements for Phase 1 and permit SDA to obtain certificates of occupancy for Phases 2, 3, and 4 of the Project upon completion of the modified minimum requirements for Phase 1, provide additional terms for a future beneficiary, provide for additional uses on the parcels, revise the timelines for the commencement of construction of Phases 2, 3, and 4 of the Project, and make additional changes.

AIRPORTS ADVISORY COMMITTEE RECCOMENDATION(S) TO CITY COUNCIL:

- A. A resolution determining that approval of a First Amendment to Leasehold Development Agreement and Second Amendments to 59 Flat Rate Parcel Ground Lease and Right of Entry Agreements with San Diego Airpark, LLC are (To be completed by Planning).
- B. A resolution approving and authorizing the Mayor or designee to execute a First Amendment to Leasehold Development Agreement with San Diego Airpark, LLC, covering 331 acres at Brown Field Airport under the terms and conditions set forth therein.
- C. A resolution approving and authorizing the Mayor or designee to execute Second Amendments to 59 Flat Rate Parcel Ground Lease and Right of Entry License Agreements with San Diego Airpark, LLC, covering 207.56 acres at Brown Field Airport under the terms and conditions set forth therein.

Discussion:

Pursuant to the Request for Proposals (RFP) issued by the City on July 12, 2007, for the development and operation of facilities at the Brown Field Municipal Airport (Airport), Brown Field International Business Park, LLC, was selected and awarded that certain Exclusive Negotiation Agreement filed with the Office of the City Clerk on July 28, 2009, by City Council Resolution No. R-305157.

Brown Field International Business Park, LLC, and the City subsequently entered into a Leasehold Development Agreement (LDA) (Attachment A) in 2013 for the lease and development of 331 acres at the Airport. On October 23, 2018, the City approved the execution of 59 Flat Rate Parcel Ground Lease and Right of Entry License Agreements (Lease Agreements) with SDA's predecessor for development on approximately 208 acres at the Airport. The City consented to the assignment of the LDA to SDA pursuant to a Consent of Transfer of Rights and Agreement on file in the office of the City Clerk as Document No. RR-314287-1, and the assignment of the Lease Agreements to SDA pursuant to a Consent to Assignment of Flat Rate Parcel Ground Lease and Right of Entry Agreements dated September 9, 2022.

Leasehold Development Agreement

The LDA establishes the terms and conditions between SDA and the City, for SDA to enter upon, lease, and develop defined portions of the Airport in four phases (Project) over a twenty-year period. Due to the magnitude of the Project, changes in market conditions, and timeline delays to meet Project deadlines, SDA and staff have collaborated and identified sections of the LDA and Lease Agreements to be updated for the successful completion of the Project. A summary of the reasons for the amendments are:

1. The Project sets aside 46 acres of onsite environmental mitigation lands to mitigate for the Project's development of aviation uses. SDA has established the mitigation lands on the Property and wishes to use the mitigation lands for non-aviation airport uses in the future subject to further FAA and environmental approvals.
2. SDA wishes to add "light industrial uses" to the Phase 3 parcels of the Project. The construction of the 905 Freeway has resulted in a significant reduction in vehicular traffic on Otay Mesa Road. This has resulted in reduced demand for commercial development and more demand for light industrial development. Staff recommends approval of this change to ensure that SDA has more options to build to accommodate changing demand.
3. Since the Project was awarded, it has taken the City and SDA (and SDA's predecessors) over a decade to obtain initial entitlements for development. Since the LDA required commencement of construction within 20 years of the LDA effective date, and it has taken more than a decade to obtain development entitlements and prepare Project parcels for development, Staff recommends that the timeline to commence construction on undeveloped parcels be extended to 20 years from the date property formerly occupied on the north side of the Airport is available for development (i.e., when third parties have been removed and the parcels have been remediated).
4. The proposed amendments to the Lease Agreements will require SDA to build a new 1,000 sq. ft. structure for potential use as a federal customs facility within Phase 1, at no cost to the City. Staff recommends these amendments to provide for this amenity to accommodate future Airport users and ensure the continuous international clearance of general aviation aircraft at the Airport.
5. Finally, the LDA currently allows SDA to develop individual parcels within Phases 2, 3, and 4 in any order SDA chooses, but requires SDA to complete the aviation development in Phase 1 before the City will issue a certificate of occupancy for parcels within Phases 2, 3, and 4. SDA had planned to develop Phase 1 and Phase 2 concurrently, but was not able to do so because a former City tenant on the Phase 2 parcels continued to occupy the property after its lease was terminated by the City. The delay in recapturing possession is explained in more detail below:

Under section 4.23 of the LDA, the City may continue leasing parcels on the Project site to third parties until the developer takes possession. Upon 90-days written notice from the developer, the LDA requires the City to remove the third parties and deliver possession of the parcels within 365 days to the developer. The LDA also requires the City to indemnify the developer for the established reasonable damages the developer has suffered from the unreasonable holdover of the third parties, or for any established reasonable damages the developer has suffered from environmental damage caused to the parcels by the third parties. On February 23, 2022, the City received a 90-day notice from SDA to deliver possession of the Phase 2 properties, and proceeded to terminate the lease with the former tenant who occupied the majority of the Phase 2 properties. There were 142 subtenants occupying the properties in violation of the terminated lease, and this made recapturing possession of the properties by the City more difficult and complex.

The former tenant and its former subtenants failed to vacate the Phase 2 parcels, and the City pursued an unlawful detainer action which resulted in a writ of possession granted to the City on March 8, 2024. The City worked with the Sheriff's department to evict the uncooperative former tenant and the 142 subtenants from the properties and began clearing the properties of debris and abandoned personal property that had been placed on the site by the former tenant and subtenants. City staff completed the eviction process on August 21, 2024.

SDA commenced construction of Phase I on April 11, 2024, without having access to the Phase 2 properties. SDA had anticipated that revenues derived from the development of the Phase 2 parcels would support the aviation development on the Phase 1 parcels and had intended to develop the Phase 2 parcels concurrently with the development of the Phase 1 parcels. To address the delay with the Phase 2 development, the developer is requesting that Phase 1 be developed in three subphases as follows:

- 1) Phase 1A will consist of one (1) 14,500 square foot Jet Aviation Fixed Based Operator structure, one (1) large aircraft hangar that totals 37,500 square feet, 1,000 sq. ft. of office space for a customs facility, and the required apron and ramp improvements.
- 2) Phase 1B will consist of one (1) or more large aircraft hangar(s) that total 37,500 square feet; 28 small aircraft T-hangars (or equivalent), each at a minimum of 1,200 square feet; and the required apron and ramp improvements.
- 3) Phase 1C will consist of aviation facilities consistent with aviation uses allowed in the Lease Agreements (hangars, aircraft maintenance, aircraft manufacturing and testing, terminals, FBO, or the like) for the balance of the aviation development.

Due to the delay with the Phase 2 properties because of the eviction proceedings against the former tenant, it is recommended that the LDA be amended to:

- 1) Divide Phase 1 into Phase 1A, Phase 1B, and Phase 1C, modify the minimum requirements for Phase 1, and revise the phasing plan for the development to extend the time for SDA to commence construction of Phase 2, Phase 3, and Phase 4 of the Project.

- 2) Permit SDA to obtain certificates of occupancy from the City for Phases 2, 3, and 4 upon completion of the modified minimum requirements in Phase 1A. The cost of the minimum required construction for Phase 1A is approximately \$70 million.
- 3) Change the requirement that City remove the third parties and deliver possession of the Phase 2 parcels from 365 days to 950 days after City receives the 90-day notice from developer.

Second Amendments to 59 Flat Rate Parcel Ground Lease and Right of Entry License Agreements

On October 23, 2018, the City approved the execution of the Lease Agreements with SDA's predecessor to provide for the master-planned, four-phased development of aviation and non-aviation uses on approximately 208 acres at the Airport.

In 2022, the City Council approved First Amendments to the Lease Agreements to update the leases with current FAA provisions.

Consistent with the proposed First Amendment to the LDA, it is proposed that the Lease Agreements be amended to provide for the following:

1. Divide Phase 1 into Phase 1A, Phase 1B, and Phase 1C, modify the minimum requirements for Phase 1, and permit SDA to obtain certificates of occupancy from the City for Phases 2, 3, and 4 upon completion of the modified minimum requirements in Phase 1A.
2. Provide additional terms for a future beneficiary of a leasehold mortgage. Among other things, the proposed amendments will provide a future beneficiary with the rights to casualty insurance proceeds ahead of the City under certain circumstances and provide the beneficiary with rights to cure a default by the lessee.
3. Provide for additional uses on the premises in some Lease Agreements. The existing Lease Agreements for parcels on Otay Mesa Road provide for commercial uses. This change adds light industrial uses to those Lease Agreements.

Zero Emissions Municipal Buildings and Operations Policy (ZEMBOP)

The Second Amendments to the Lease Agreements provide that Lessee shall comply with the ZEMBOP requirements.

City of San Diego Strategic Plan:

This action relates to the Strategic Plan's Priority Area: Foster Local Community Prosperity by the procurement and sales of products dynamic to the aviation industry for San Diegans.

This action also relates to the Strategic Plan's Priority Area: Advance Mobility and Infrastructure through its specialized product offerings that are necessary for safe air transportation for San Diegans.

Fiscal Considerations:

The new rent revenue to the Airports expected in the first year from the Lease Agreements is \$250,000. Airports will receive this revenue for five years as advanced rent payments pursuant to a separate Rent Offset Agreement with SDA. All rent is required to be deposited into the Airports Enterprise Fund.

Letter to Airports Advisory Committee

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The Airport Enterprise Fund will also receive additional revenue of 2% of the value of all consideration payable on a future assignment of the Lease.

Sincerely,

Jorge Rubio, A.A.E.

Deputy Director, Chief of Airports

October 9, 2024

Airports Advisory Committee
3750 John J. Montgomery Drive
San Diego, CA 92123

Subject: Item 6.B: Nine (9)-Year Flat Rate Ground Lease with Sorbi Aircraft Maintenance, Inc. covering an aircraft hangar of approximately 8,746 square feet and 25,420 square feet of land at Montgomery-Gibbs Executive Airport, at 3873 Kearny Villa Road, Bldg. 119, San Diego, CA 92123.

Overview

This action is to recommend to City Council to approve a nine (9)-Year Flat Rate Ground Lease with Sorbi Aircraft Maintenance, Inc. covering an aircraft hangar of approximately 8,746 square feet and 25,420 square feet of land Montgomery-Gibbs Executive Airport, 3873 Kearny Villa Road, Bldg. 119, San Diego, CA 92123.

AIRPORTS ADVISORY COMMITTEE RECCOMENDATION(S) TO CITY COUNCIL:

- A. A resolution declaring that the approval of a nine (9)-year flat rate ground lease with Sorbi Aircraft Maintenance, Inc. covering an aircraft hangar of approximately 8,746 square feet and 25,420 square feet of land at Montgomery-Gibbs Executive Airport.
- B. A resolution authorizing the Mayor or designee to execute nine (9)-Year Flat Rate Ground Lease with Sorbi Aircraft Maintenance, Inc. (Tenant) covering an aircraft hangar of approximately 8,746 square feet and 25,420 square feet of land at Montgomery-Gibbs Executive Airport

Discussion:

City (Landlord) owns the approximately 8,746 square foot aircraft hangar and approximately 25,420 square feet of land. On or about June 10, 2016, Landlord and Tenant entered into that certain month-to-month Flat Rate Lease, for a period not to exceed three years, for the Premises. On January 1, 2019, Landlord and Tenant entered into that certain Lease Agreement for the Premises for a month-to-month term for a period not to exceed three years and Tenant continued to occupy the Premises as a month-to-month holdover tenant as provided in the Flat Rate Lease.

The proposed new Lease provides Tenant with a nine-year (9-year) lease term. As additional consideration for this new Lease, Tenant agrees to make improvements to the Premises as provided below:

1. Tenant shall paint all exterior surfaces of the aircraft hangar located on the Premises, identified as 3873 Kearny Villa Road, Bldg. 120, San Diego, within 180 days after the Commencement Date.

2. Tenant shall have a metal roofing system constructed over the entire roof within 18 months after the Commencement Date of this Lease.

Business Case for Direct Negotiations

The Tenant leases the hangar and land for the operation of an aircraft repair and maintenance facility and for such other related or incidental purposes. The Tenant has provided these services to the San Diego community at this location continuously for more than eight years.

The Tenant has developed business goodwill. Its location on the Montgomery-Gibbs Executive Airport serves to compliment other aviation businesses and services at the airport. The proposed lease will allow the Tenant to continue to occupy the premises. It will also prevent the displacement and disruption of an existing business and avoid the potential of a prolonged vacancy of the aircraft hangar. The proposed lease will also provide a continued revenue stream to the Airports Enterprise Fund.

Staff has reviewed and approved the financial conditions of both Sorbi Aircraft Maintenance, Inc. and Sorbi and has determined that they have the financial capability, expertise and experience to develop and operate the proposed aviation facility. Additionally, Fred Sorbi, the owner of Sorbi Aircraft, Inc. has agreed to personally guarantee the proposed Lease.

Capital Improvements/Zero Emissions Municipal Buildings and Operations Policy (ZEMBOP)

Tenant has agreed to make certain capital improvements as set forth in the Lease; however, ZEMBOP is not applicable to this Lease because the services provided by Tenant do not use any equipment or appliances which consume gas or other fossil fuels or create greenhouse gas emissions. Therefore, the Lease does not incorporate the ZEMBOP requirements in Council Policy 900-03 for buildings and facilities, although staff will monitor for ZEMBOP compliance of any approved construction and any related uses on the Premises proposed by Tenant in the future.

City of San Diego Strategic Plan:

This action relates to the Strategic Plan's Priority Area: Foster Local Community Prosperity by the procurement and sales of products dynamic to the aviation industry for San Diegans.

This action also relates to the Strategic Plan's Priority Area: Advance Mobility and Infrastructure through its specialized product offerings that are necessary for safe air transportation for San Diegans.

Fiscal Considerations:

The new rent revenue to the Airport expected in the first year of the Lease is \$79,308. The Lease provides for a three percent (3%) annual rent increase and a market rate adjustment on the seventh (7th) year of the lease term. All rent is required to be deposited into fund 700033, Airport Enterprise.

Fund 700033, Airport Enterprise, will also receive additional revenue of two percent (2%) of the value of all consideration payable on any assignment of the Lease.

Sincerely,

Letter to Airports Advisory Committee

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Jorge Rubio, A.A.E.

Deputy Director, Chief of Airports

October 9, 2024

Airports Advisory Committee
3750 John J. Montgomery Drive
San Diego, CA 92123

Subject: Item 7.A: Discussion Regarding the Proposed Fiscal Year 2023 Airports User Fees for Montgomery Gibbs Executive Airport and Brown Field Municipal Airport.

Overview:

Per the City Council Policy 100-05, the City performs a comprehensive user fee study every three years. The purpose of the study is to identify the cost of service for activities that charge user fees and to develop target cost recovery rates that could bring existing fees in-line with the current full cost of service. Between the user fee study years, the user fees are updated annually as a part of the budget process, and adjustments are based on the annual CPI inflation rate, if applicable, until the next study is performed. Airports also has the discretion to conduct rate and fee studies annually.

Discussion:

User fees, or charges for services, are an important component of government revenues. State and local governments use charges and fees to fund the provision of goods and services for a specific benefit, government service conferred, or privilege granted directly to the payor or recipient of that specific benefit. These charges or fees are not required of those who do not receive the specific benefit or service, and they shall not exceed the reasonable cost of providing the service or product.

Per City Council Policy 100-05, the City performs a comprehensive user fee study every three to five years. Between comprehensive user fee study years, the user fees are updated annually as a part of the budget process, and adjustments may be based on the annual CPI inflation rate or salary increases, if applicable, until the next comprehensive user fee study is performed.

The Comprehensive User Fee Study assesses full cost recovery of city services. Full cost recovery includes direct and indirect costs associated with the service or product. City Council can decide to collect less than full cost for a service but never more than full cost. Examples of partial collection of fees are those that the City Council has decided should be subsidized as in recreation or senior services charges, or those that are not cost effective to collect. The other exception to full cost recovery is fines and penalties which are meant to be deterrents against a behavior versus a revenue generator; they can also be established by the State or Federal government and therefore not up to local control. In the case of Airports, the FAA's Policy Regarding the Establishment of Rates and Charges is also followed.

Determining cost recovery rates necessitates an accurate calculation of the cost of providing government services, both direct and indirect, regardless of whether all services are deemed to be fully

cost-recoverable. Direct costs consist of costs that are incurred directly by providing the service, such as staff time spent on service-related activities in addition to salary and benefit expenses. Indirect costs consist of departmental overhead, such as operating expenses that are not easily associated with a specific project or activity like rent, utilities, or internal administrative costs.

Economic Development, Airports Division Background on User Fees:

User fees are an important component of airport revenues. The Economic Development Department, Airports Division uses fees to fund the operational and capital needs of the City's General Aviation Airports' system. Revenues from "Current Services" that are primarily User Fees, contributed to \$781,040 in revenues received in 2023 all of which are utilized for operational needs. These included Meeting Room Rental Fees, Landing Fees, Fuel Flowage Fees, Monthly Vehicle Parking and Aircraft Tiedowns and other miscellaneous fees. In comparison, the Airports operational expenditures for supplies and contract services (5-year average) are \$152,484.65 and \$2,127,621 respectively. Additionally, it is estimated that the Airport Capital Improvement Program (ACIP) over the next years will be approximately \$48,409,666.82. Even though the Federal Aviation Administration (FAA) and the State contribute with approximately (in most cases) 90 to 95 percent of the costs, the local share will be between \$2,000,000 and 4,000,000 dollars for runways, taxiways, and ramps. In addition, the City has a Capital Improvement Projects (CIP) that are not eligible for FAA grant funds estimated at \$15,884,345.20. Please see attachments 3, 4, and 5 for the Airports draft ACIP's and CIP project list.

Montgomery - Gibbs Executive and Brownfield Municipal Airports are federally obligated as they are part of the National Air Transportation System (NPIAS). Obligated airports are required to abide by the Federal Aviation Administration Policy Regarding the Establishment of Rates and Charges which say that airports shall strive to be as self-sustaining as possible. Furthermore, it requires that rates and fees must be "Fair and Reasonable", "Non-Discriminatory" against aeronautical users, and that users must be timely consulted in advance of the fee adoption. Local policies regarding the establishment of user fees are A.R. 95.25, Council Policy 100-05 – User Fee Policy, and San Diego Municipal Code § 68.0100 et-sec (For Airports).

Airports' Users Fees are calculated based on cost recovery based on the following:

- Determining if the service provided is aeronautical or non-aeronautical.
- Determining if the existing User Fees are relevant or need to be updated to reflect current industry practices.
- Performing a full cost-recovery analysis.
- Benchmarking of the user fees against similar airports within 100 miles from San Diego.
- Determining how competitive the user fees are against benchmarked airports.
- Determining that the user fees are fair and reasonable.
- Determining if the user fees will allow the airports to strive to be as self-sustaining as possible.
- Consulting the proposed user fees at the Airports Advisory Committee public meetings.
- Conducting Public Hearings at City Council meetings.

The proposed user fees are vetted through a multi-step approach process to determine that City Airports will continue to strive to be competitive fund its operational and capital needs.

During this Comprehensive User Fee Study, Airport Management benchmarked its fees against five other airports within a 100-mile radius that provide similar services. The purpose of the benchmarking is to ensure that the City Airports fees are in line with those in the market area. The Proposed FY 2026 Fees are in Attachment A and the benchmarking summary is in Attachment B. The proposed user fees would be effective beginning July 1, 2025. All user fee adjustments recommended in this report have been reviewed by the City Attorney's Office for compliance with Proposition 26.

City of San Diego Strategic Plan:

Strategic Plan Operating Principles: Customer Service, and Trust & Transparency

This item relates to the Strategic Plan's Customer Service and Trust & Transparency by using the City's financial information to develop fees that are reflective of the cost of the services provided. Our goal is to provide high quality public service by promoting a customer-focused culture that prizes accessible, consistent, and predictable delivery of services.

Fiscal Considerations:

The Department estimates the proposed fees will generate approximately \$1,048,454 in cost recovery revenue for the Airports Enterprise Fund. In the Fiscal Year 2025 Adopted Budget, the Department budgeted \$1,098,328 in revenue associated with user fees. The proposed revenue generated from these fees represents approximately 12.23% of the Fiscal Year 2025 proposed revenue budget for the Airports.

Previous Council and/or Committee Actions:

This item will be heard at the Budget & Government Efficiency Committee prior to Council.

If you have questions or need additional information, please contact me at (858) 573-1441.

Sincerely,

Jorge Rubio, A.A.E.
Deputy Director, Chief of Airports

Attachments:

1. List of User Fees
2. List of User Fees and Benchmarking Cities
3. Draft FAA Airport Capital Improvement Program MYF
4. Draft FAA Airport Capital Improvement Program SDM
5. Draft Airports Capital Improvement Program – Non-Grant Eligible

ATTACHMENT 1

Fee Title	Fee Description	Current Fee	Proposed Fee	Proposed Cost Recovery %	Last FY Adjustment
OVERNIGHT AIRCRAFT PARKING FEES:					
Overnight Aircraft Parking Single Engine	Fee charged to single engine aircraft utilizing the City airports remaining overnight.	\$ 9.00	\$ 11.00	35%	2023
Overnight Aircraft Parking Multi Engine	Fee charged to multi engine aircraft utilizing the City airports remaining overnight.	\$ 11.00	\$ 13.00	39%	2023
Overnight Aircraft Parking over 12,500 lb	Fee charged to aircraft weighting over 12,500lb utilizing the City airports remaining overnight. Fee is per thousand pounds of Maximum Gross TakeOff Weight (Rounded to the nearest Thousand)	\$ 1.10	\$ 1.17	65%	2023
Overnight Aircraft Parking Airships	Fee charged to Airships mooring at Brown Field Municipal Airport overnight.	\$ 72.44	\$ 104.28	100%	2023
MONTHLY HANGAR /TIEDOWN FEES:					
Monthly Hangar/Tiedown Single Engine	Monthly hangar/tiedown fee for Single Engine 40'x35' T-Shape (up to 1,050 sq. ft) space at City airports.	\$ 126.00	\$ 143.96	82%	2023
Monthly Hangar/Tiedown Multi Engine	Monthly hangar/tiedown fee for Multi-Engine T shape space City airports.	\$ 136.00	\$ 155.38	95%	2023
Monthly Hangar/Tiedown Fees: over 1,050 sq ft	Monthly hangar/tiedown fee for All Hangars Tie-downs over 1,050sq. Ft. Fee is per square foot per month.	\$ 0.13	\$ 0.15	48%	2023
COMMERCIAL OPERATOR FEES AND LANDING FEES:					
Landing Fee:Small Aircraft	Landing Fee charged to Non-scheduled commercial - non based) aircraft weighting 12,500lb and under.	\$ 11.00	\$ 12.57	34%	2023
Landing Fee: Large Aircraft	Landing Fee charged to Non-scheduled commercial - non based) aircraft weighting 12,500lb and under.	\$ 1.10	\$ 1.26	11%	2023
Commercial Operator Fee	Annual Fee for Short Term Commercial Operating Permits at City Airports	\$ 468.98	\$ 507.36	100%	2023
FUEL FLOWAGE FEES:					
Fuel Flowage Fees: Av Gas	This fee is per gallon of aviation gas delivered through City Airports.	\$ 0.09	\$ 0.11	100%	2018
Fuel Flowage Fees: Jet Fuel	This fee is per gallon of Aviation Jet Fuel delivered through City Airports.	\$ 0.10	\$ 0.13	100%	2018
Fuel Flowage Fees: Aviation Oils	This fee is per gallon of Aviation Oil delivered through City Airports.	\$ 0.10	\$ 0.11	100%	2018
GATE CARD FEES:					
Gate Access Cards: Initial Issuance	Gate access card for MYF. Initial issuance cost.	\$ 20.00	\$ 30.00	100%	2023

Gate Access Cards: Replacements	Replacement Fee for gate access card for MYF.	\$ 20.00	\$ 30.00	100%	2023
Gate Access Cards: Reactivation After Violation	Reactivation Fee assessed to users due to violation of Airports Rules and Regulations.	\$ 100.00	\$ 200.00	100%	2023
AIRPORT CONFERENCE ROOM FEES:					
Airport Conference Fee: Per Hour	Airport Conference Fee per hour.	\$ 20.00	\$ 25.00	83%	2023
OVERNIGHT VEHICLE PARKING FEES:					
Autos:	Overnight parking fee for autos at City airports. Fee is per night.	\$ 6.00	N/A	N/A	N/A
Oversized Vehicles:	Overnight parking fee for oversized vehicles at City airports. Fee is per night	\$ 13.00	N/A	N/A	N/A
Overnight Vehicle Parking: Auto at MYF	Overnight parking fee for vehicles at Montgomery - Gibbs Executive Airport. Fee is per night.	\$ 6.00	\$ 10.00	50%	N/A
Overnight Vehicle Parking: Oversized Vehicles	Overnight parking fee at Montgomery - Gibbs Executive Airport for Oversized Vehicles. Fee is per night.	\$ 13.00	\$ 20.00	50%	N/A
Overnight Vehicle Parking: Auto at SDM	Overnight parking fee for vehicles at Brown Field Airport. Fee is per night.	\$ 6.00	\$ 18.00	100%	N/A
Overnight Vehicle Parking: Oversized Vehicles	Overnight parking fee for Oversized Vehicles at Brown Field Airport. Fee is per night.	\$ 13.00	\$ 36.00	100%	N/A
SPECIAL USE FEES, COPY MACHINE FEES AND LATE FEES:					
Special Use Fees	Daily Minimum \$50.00. Any operation requiring exclusive use of ramp, taxiway, runway, or any adjacent areas that would prohibit or restrict the normal public use or access to that area. Additional fees will be negotiated to recover labor and/or other costs provided by the City to ensure public safety. i.e. an all-day exclusive use of Runway 23 by movie film crews with Operations Assistant on site - \$1,000.00	\$ 102.56	\$ 116.93	100%	2023
Copy Machine Fees	Fee for copier use for non City Personnel.	\$ 0.25	\$ 0.26	100%	N/A
Late Fee	Administrative Charge minimum \$10.00 Billing costs for non-payment of fees owed. Fee may be increased to cover actual costs of recovery.	\$ 10.00	\$ 11.20	100%	N/A
WAITING LIST FEES:					
Privately Owned Hangar Waiting List Fee	Non-Refundable Fee to join the following two waiting lists at City Airports for leases with the City: (1) Small Privately Owned Tie-down/Hangar Waiting List (up a 42 feet door opening, for hangars), (2) Large Privately Owned Tie-down/Hangar Waiting List (43 feet and over hangar door opening)	\$250*	\$ 300.00	100%	N/A

City Owned Hangar Waiting List Fee	Non-Refundable Fee to join the City Owned Tiedowns/Hangars Waiting List at City Airports	NA	\$ 300.00	100%	N/A
City Owned Tie-Down Waiting List Fee	Non-Refundable Fee to join the City Owned Tiedowns/Hangars Waiting List at City Airports	NA	\$ 136.00	100%	N/A
Legend: Red text with strike-through = Fee Eliminated Green text = New Fee or Restructed Fee Black Text = Existing Fee *Fee not previosly listed in User Fee Schedule but charged since at least 2009.					

ATTACHMENT 2

City of San Diego FY 2026 Airports User Fees Benchmarking

Fee Title	Fiscal Year of Last Revision	Current Fee	FY 2026 Proposed	County of San Diego Airports Gillespie and Palomar	Riverside County EDC Airports French Valley Airport	City of Riverside Municipal Airport	City of Fullerton Municipal Airport	County of San Bernardino Airports Chino Airport
		Fee Amount	Fee Amount	Current Fee Amount	Current Fee Amount	Current Fee Amount	Current Fee Amount	Current Fee Amount
Overnight Aircraft Parking Single Engine	2023	\$9.00	\$11.00	\$5.00	\$7.00	\$10.00	\$10.00	\$8.00
Overnight Aircraft Parking Multi Engine	2023	\$11.00	\$13.00	\$5.00	\$10.00	\$25.00	\$10.00	\$13.00
Overnight Aircraft Parking over 12,500 lb (per 1,000 lb)	2023	\$1.10	\$1.17	\$1.00 (per 1,000 lb - Gillespie) \$1.25 (per 1,000 lb - Palomar)	\$15 (per event)	\$10 (per event)	\$0.00	Fee based on wingspan, not weight
Overnight Aircraft Parking Airships	2023	\$72.44	\$104.28	Under permit fee (depends on event)	n/a	n/a	n/a	n/a
Monthly Hangar/Tiedown Single Engine	2020	\$126.00	\$143.96	\$90.00	\$66.00	\$399-\$1062 (Range specific to hangars, not tiedowns)	\$110.00	\$105-\$470 (Range)
Monthly Hangar/Tiedown Multi Engine	2020	\$136.00	\$155.38	\$110.00	\$100.00	\$399-\$1062 (Range specific to hangars, not tiedowns)	\$110.00	\$105-\$470 (Range)
Monthly Hangar/Tiedown Fees: over 1,050 sq ft	2023	\$0.13	\$0.15	\$0.13	\$0.06	\$0.15	\$0.10	\$0.11
Landing Fee: Small Aircraft (Commercial, not-based)	2023	\$11.00	\$12.57	\$1.00	n/a	n/a	n/a	n/a
Landing Fee: Large Aircraft (All, non-based)	2023	\$1.10	\$1.26	\$1.00	\$1.50	n/a	n/a	n/a
Commercial Operator Fee (per Year)	2023	\$468.98	\$507.36	Depend on events	n/a	n/a	\$150.00	\$750.00
Fuel Flowage Fees: Av Gas	2018	\$0.09	\$0.11	\$0.06	\$0.12	\$0.10	\$0.15	\$0.06
Fuel Flowage Fees: Jet Fuel	2018	\$0.10	\$0.13	\$0.08	\$0.12	\$0.10	\$0.15	\$0.06
Fuel Flowage Fees: Aviation Oils	2018	\$0.10	\$0.11	n/a	n/a	n/a	\$15.00	0.07 (per quart)

City of San Diego FY 2026 Airports User Fees Benchmarking - Page 2

Fee Title	Fiscal Year of Last Revision	Current Fee	FY 2026 Proposed	County of San Diego Airports Gillespie and Palomar	Riverside County EDC Airports French Valley Airport	City of Riverside Municipal Airport	City of Fullerton Municipal Airport	County of San Bernardino Airports Chino Airport
		Fee Amount	Fee Amount	Current Fee Amount	Current Fee Amount	Current Fee Amount	Current Fee Amount	Current Fee Amount
Gate Access Cards: Initial Issuance	2023	\$20.00	\$30.00	n/a	\$30.00	\$20.00	\$0.00	\$25.00
Gate Access Cards: Replacements	2023	\$20.00	\$30.00	n/a	\$30.00	\$25.00	\$25.00	n/a
Gate Access Cards: Reactivation After Violation	2023	\$100.00	\$200.00	n/a	n/a	\$25.00	n/a	n/a
Airport Conference Fee: Per Hour	2023	\$20.00	\$25.00	n/a	n/a	n/a	n/a	n/a
Overnight Vehicle Parking: Auto at MYF	2023	\$6.00	\$10.00	\$5.00	n/a	n/a	\$40.00	n/a
Overnight Vehicle Parking: Oversized Vehicles MYF	2023	\$13.00	\$20.00	\$5.00	n/a	n/a	n/a	n/a
Overnight Vehicle Parking: Auto at SDM	2023	\$6.00	\$18.00	\$5.00	n/a	n/a	\$40.00	n/a
Overnight Vehicle Parking: Oversized Vehicles	2023	\$13.00	\$36.00	\$5.00	n/a	n/a	n/a	n/a
Special Use Fees	2023	\$102.56	\$116.93	Depend on events	Depend on events	n/a	Depend on events	Depend on events
Copy Machine Fees	NA	\$0.25	\$0.26	n/a	n/a	n/a	n/a	n/a
Late Fee	NA	\$10.00	\$11.20	n/a	n/a	\$0.10	\$0.10	10%/\$30
Privately Owned Hangar Waiting List Fee	NA	\$250.00	\$300.00	n/a	n/a	n/a	n/a	n/a
City Owned Hangar Waiting List Fee	NA	NA	\$300.00	n/a	n/a	n/a	n/a	n/a
City Owned Tie-Down Waiting List Fee	NA	NA	\$136.00	n/a	n/a	n/a	n/a	n/a

Attachment 3

1. Airport MONTGOMERY-GIBBS EXECUTIVE AIRPORT		2. State CALIFORNIA			3. NPIAS No: 06-0211	
5. Project Description: (By Funding Year in Priority Order) [a]	Federal Funds [b]	State Funds [c]	LOCAL FUNDS		TOTAL \$ [f]	Environmental Impact/ALP [g]
			PFC [d]	Other [e]		
FY 2025						
Rwy 10R/28L Design	\$802,083.50	\$0.00		\$89,120.39	\$891,203.89	CATEX/Yes
TWY B (RIM MYF-HS3), TWY F (RIM MYF-22), TWY H (RIM MYF-13) TWY D, TWYC Rehab /Twy E Demo and Design	\$2,216,617.92	\$0.00		\$246,290.88	\$2,462,908.80	CATEX/Yes
FY2026						
Term Apron Rehab Design	\$840,914.08	\$0.00		\$93,434.90	\$934,348.98	CATEX/Yes
FY 2027						
Rwy 10R/28L Rehabilitation	\$1,871,528.17	\$93,576.41		\$114,371.17	\$2,079,475.74	CATEX/Yes
TWY B (RIM MYF-HS3), TWY F (RIM MYF-22), TWY H (RIM MYF-13)TWY D, TWYC Rehab /Twy E Demo and Rehabilitation	\$5,172,108.48	\$258,605.42		\$316,073.30	\$5,746,787.20	CATEX/Yes
FY2028						
Term Apron Rehab Reconstruction	\$5,400,000.00	\$0.00		\$600,000.00	\$6,000,000.00	CATEX/Yes
PMMP Study/Survey	\$450,000.00	\$0.00		\$50,000.00	\$500,000.00	CATEX/Yes
FY 2029						
TWYs H/A(RIM MYF-01, MYF-15)/J Rehab/Rwys 28L & 28R Runup Design	\$2,582,810.55	\$0.00		\$286,978.95	\$2,869,789.50	CATEX/Yes
Airfield Signage and Markings Plan	\$450,000.00	\$0.00		\$50,000.00	\$500,000.00	CATEX/Yes
FY 2030						
Rwy 28R Threshold Relocation Design	\$1,170,000.00	\$0.00		\$130,000.00	\$1,300,000.00	
FY2031						
TWYs H/A(RIM MYF-01, MYF-15)/J Rehab/Rwys 28L & 28R Runup Construction/Rehabilitation	\$6,026,557.95	\$301,327.90		\$368,289.65	\$6,696,175.50	CATEX/Yes
TOTAL	\$26,982,620.65	\$653,509.73		\$2,344,559.23	\$29,980,689.61	

Attachment 4

1. Airport BROWN FIELD		2. State CALIFORNIA			3. NPIAS No: 06-0213	
5. Project Description: (By Funding Year in Priority Order) [a]	Federal Funds [b]	State Funds [c]	LOCAL FUNDS		TOTAL \$ [f]	Environmental Impact/ALP [g]
			PFC [d]	Other [e]		
FY 2025						
DESIGN: TWY B Rehab (RIM SDM-04), TWY C Rehab Realign/Pavement Removal	\$335,229.49	\$0.00		\$37,247.72	\$372,477.21	EA/Yes
Twy G (at Twy B) Design	\$0.00	\$0.00		\$0.00		
FY 2026						
Twy G (east) Design	\$1,751,058.00	\$0.00		\$194,562.00	\$1,945,620.00	EA/Yes
Twy G (at Twy B) Construction	\$710,100.00	\$0.00		\$78,900.00	\$789,000.00	
FY2027						
TWY B Rehab (RIM SDM-04), TWY C Rehab Realign/Pavement Removal & Construction/Rehabilitation	\$2,223,990.00	\$111,199.50		\$135,910.50	\$2,471,100.00	EA/Yes
Twy G (east) Reconstruction	\$4,085,802.00	\$204,290.10		\$249,687.90	\$4,539,780.00	EA/Yes
FY 2028						
Design: Airfield Lighting Upgrade and AD Beacon	\$1,350,000.00	\$0.00		\$150,000.00	\$1,500,000.00	EA/Yes
Wildlife Hazard Assessment	\$450,000.00	\$0.00		\$50,000.00	\$500,000.00	CATEX
PMMP Survey/Study	\$450,000.00	\$0.00		\$50,000.00	\$500,000.00	CATEX
FY 2029						
Construction: Airfield Lighting Upgrade and AD Beacon	\$3,150,000.00	\$1,575,000.00		\$1,925,000.00	\$3,500,000.00	EA/Yes
Design: Terminal Parking Lot	\$630,000.00	\$0.00		\$70,000.00	\$700,000.00	CATEX
Airfield Signage and Markings Plan	\$450,000.00	\$0.00		\$50,000.00	\$500,000.00	CATEX
FY 2030						
Construction: Terminal Parking Lot Rehabilitation	\$1,080,000.00	\$54,000.00		\$66,000.00	\$1,200,000.00	CATEX
FY 2031						
Design: Access Road by Gate 1	\$630,000.00	\$0.00		\$70,000.00	\$700,000.00	CATEX
TOTAL	\$17,296,179.49	\$1,944,489.60		\$3,127,308.12	\$19,217,977.21	

Attachment 5

Fiscal Year	Amount	Category	Description
FY2024	\$40,000.00	Contracts	SDM- Abate, repaint interior and new flooring in old tower
	\$50,000.00	Contracts	MYF- Clear trees and vegetation from perimeter fences
	\$30,000.00	Contracts	SDM- Purchase of RWY 26R Guard Lighting and TWY LED lights
	\$664,950.00	Contracts	Various repairs and preventative maintenance at Gibbs/Aero (Commercial and Retail Center)
FY2025	\$664,950.00	Contracts	Various repairs and preventative maintenance at Gibbs/Aero (Commercial and Retail Center)
	\$200,000.00	Capital Expense	Tractor with flex wing mowing attachment for MYF/SDM
	\$100,000.00	Contracts	MYF- Address and upgrade storm water conveyance system
	\$100,000.00	Contracts	MYF- Have electrical contractor add all airfield lighting to emergency stand by generator
	\$1,000,000.00	Capital Expense	SDM- Parking lot Rehabilitation
	\$80,000.00	Capital Expense	SDM- Slurry Seal Pot
FY2026	\$664,950.00	Contracts	Various repairs and preventative maintenance at Gibbs/Aero (Commercial and Retail Center)
	\$150,000.00	Capital Expense	SDM/MYF- 2 Electric vehicles for airport operations
	\$200,000.00	Capital Expense	MYF- Add solar to building, glare study to be conducted
	\$2,058,785.00	Capital Expense	MYF- Taxilane Kilo North Rehabilitation 50,709 Sqft
FY2027	\$664,950.00	Contracts	Various repairs and preventative maintenance at Gibbs/Aero (Commercial and Retail Center)
	\$2,277,092.00	Capital Expense	MYF- Taxilane Kilo South Rehabilitation 56,086 Sqft
	\$5,608,768.20	Capital Expense	MYF- Marigold Paving Rehabilitation 138,147 Sqft
FY2028	\$664,950.00	Contracts	Various repairs and preventative maintenance at Gibbs/Aero (Commercial and Retail Center)
FY2029	\$664,950.00	Contracts	Various repairs and preventative maintenance at Gibbs/Aero (Commercial and Retail Center)
Total	\$15,884,345.20		

Monthly Airport Operations Report

July 2024



MONTGOMERY-GIBBS EXECUTIVE AIRPORT

Flight Operations (Month)	Jul-24	Jul-23	% Diff
	33,754	29,971	12.6%

Based A/C	409
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Flight Operations (CY)	2024 YTD	2023 YTD	% Diff
	218,619	177,190	23.4%

Flight Operations (FY)	FY25 YTD	FY24 YTD	% Diff
	33,754	29,971	12.6%

Total Operations 10-Year History	
2023	321,830
2022	307,188
2021	292,805
2020	276,208
2019	253,090
2018	226,588
2017	207,103
2016	200,676
2015	216,295
2014	215,114

Operations Office Revenue	FY25 YTD	FY24 YTD	% Diff
Landing Fees	\$2,216.00	\$772.00	187.0%
Transient A/C Parking	\$1,423.00	\$923.00	54.2%
Monthly A/C Parking	\$29,105.10	\$39,155.23	-25.7%
Vehicle Parking	\$164.00	\$72.00	127.8%
Conference Room*	\$60.00	\$80.00	-25.0%
Other	\$1,137.96	\$220.00	417.3%
Total	\$34,106.06	\$41,222.23	-17.3%

BROWN FIELD MUNICIPAL AIRPORT

Flight Operations (Month)	Jul-24	Jul-23	% Diff
	9,283	8,398	10.5%

Based A/C	157
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Flight Operations (CY)	2024 YTD	2023 YTD	% Diff
	54,614	54,255	0.7%

Flight Operations (FY)	FY25 YTD	FY24 YTD	% Diff
	9,283	8,398	10.5%

Total Operations 10-Year History	
2023	92,255
2022	94,925
2021	106,001
2020	100,462
2019	86,358
2018	78,916
2017	77,355
2016	86,027
2015	93,529
2014	90,266

Operations Office Revenue	FY25 YTD	FY24 YTD	% Diff
Landing Fees	\$7,604.00	\$4,056.00	87.5%
Transient A/C Parking	\$1,463.00	\$263.00	456.3%
Vehicle Parking	\$6,399.00	\$4,149.00	54.2%
Other	\$0.00	\$0.00	0.0%
Total	\$15,466.00	\$8,468.00	82.6%

Monthly Airport Operations Report

August 2024



MONTGOMERY-GIBBS EXECUTIVE AIRPORT

Flight Operations (Month)	Aug-24	Aug-23	% Diff
	35,837	29,159	22.9%

Based A/C	409
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Flight Operations (CY)	2024 YTD	2023 YTD	% Diff
	254,456	206,349	23.3%

Flight Operations (FY)	FY25 YTD	FY24 YTD	% Diff
	69,591	59,130	17.7%

Operations Office Revenue	FY25 YTD	FY24 YTD	% Diff
Landing Fees	\$4,556.90	\$2,043.23	123.0%
Transient A/C Parking	\$3,935.00	\$1,475.00	166.8%
Monthly A/C Parking	\$67,082.40	\$68,692.38	-2.3%
Vehicle Parking	\$275.00	\$141.00	95.0%
Conference Room*	\$470.00	\$900.00	-47.8%
Other	\$1,597.96	\$400.00	299.5%
Total	\$77,917.26	\$73,651.61	5.8%

Total Operations 10-Year History	
2023	321,830
2022	307,188
2021	292,805
2020	276,208
2019	253,090
2018	226,588
2017	207,103
2016	200,676
2015	216,295
2014	215,114

BROWN FIELD MUNICIPAL AIRPORT

Flight Operations (Month)	Aug-24	Aug-23	% Diff
	9,066	8,072	12.3%

Based A/C	157
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Flight Operations (CY)	2024 YTD	2023 YTD	% Diff
	63,680	62,327	2.2%

Flight Operations (FY)	FY25 YTD	FY24 YTD	% Diff
	18,349	16,470	11.4%

Operations Office Revenue	FY25 YTD	FY24 YTD	% Diff
Landing Fees	\$16,090.00	\$7,382.00	118.0%
Transient A/C Parking	\$2,627.00	\$718.00	265.9%
Vehicle Parking	\$11,481.00	\$8,316.00	38.1%
Other	\$0.00	\$0.00	0.0%
Total	\$30,198.00	\$16,416.00	84.0%

Total Operations 10-Year History	
2023	92,255
2022	94,925
2021	106,001
2020	100,462
2019	86,358
2018	78,916
2017	77,355
2016	86,027
2015	93,529
2014	90,266

Monthly Airport Operations Report

September 2024



MONTGOMERY-GIBBS EXECUTIVE AIRPORT

Flight Operations (Month)	Sep-24	Sep-23	% Diff
	32,491	28,344	14.6%

Based A/C	409
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Flight Operations (CY)	2024 YTD	2023 YTD	% Diff
	286,947	234,693	22.3%

Flight Operations (FY)	FY25 YTD	FY24 YTD	% Diff
	102,082	87,474	16.7%

Operations Office Revenue	FY25 YTD	FY24 YTD	% Diff
Landing Fees	\$7,497.20	\$3,345.21	124.1%
Transient A/C Parking	\$4,961.00	\$1,791.00	177.0%
Monthly A/C Parking	\$108,000.39	\$113,692.57	-5.0%
Vehicle Parking	\$421.00	\$165.00	155.2%
Conference Room*	\$470.00	\$1,000.00	-53.0%
Other	\$2,227.96	\$440.00	406.4%
Total	\$123,577.55	\$120,433.78	2.6%

Total Operations 10-Year History	
2023	321,830
2022	307,188
2021	292,805
2020	276,208
2019	253,090
2018	226,588
2017	207,103
2016	200,676
2015	216,295
2014	215,114

BROWN FIELD MUNICIPAL AIRPORT

Flight Operations (Month)	Sep-24	Sep-23	% Diff
	6,299	7,223	-12.8%

Based A/C	157
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Flight Operations (CY)	2024 YTD	2023 YTD	% Diff
	69,979	69,550	0.6%

Flight Operations (FY)	FY25 YTD	FY24 YTD	% Diff
	24,648	23,693	4.0%

Operations Office Revenue	FY25 YTD	FY24 YTD	% Diff
Landing Fees	\$21,049.00	\$11,553.00	82.2%
Transient A/C Parking	\$3,413.00	\$1,527.00	123.5%
Vehicle Parking	\$15,299.00	\$10,409.00	47.0%
Other	\$0.00	\$0.00	0.0%
Total	\$39,761.00	\$23,489.00	69.3%

Total Operations 10-Year History	
2023	92,255
2022	94,925
2021	106,001
2020	100,462
2019	86,358
2018	78,916
2017	77,355
2016	86,027
2015	93,529
2014	90,266



Economic Development Department

Monthly Noise Management Report- July 2024

Montgomery Gibbs Executive Airport

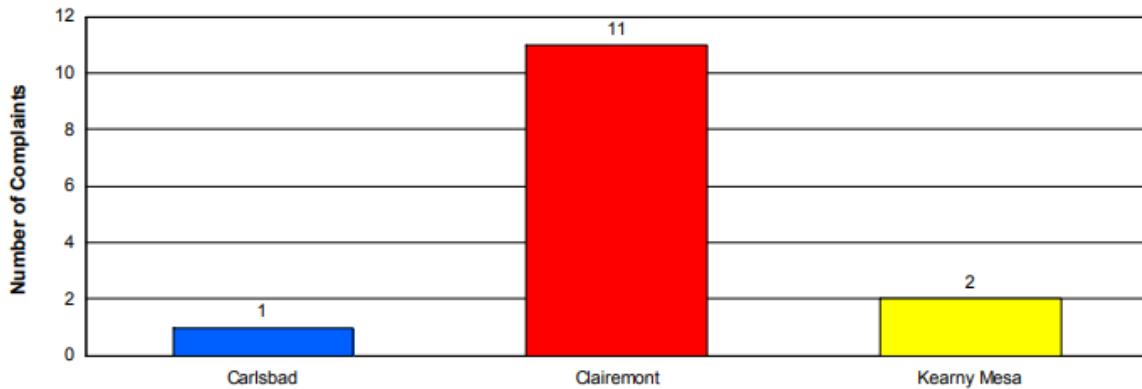
Noise Abatement Violations*

Day: 0

Night: 1

Total of Fine Amount for the Month: \$150

Community Complaint Totals



Total Number of Complaints: 14

Community Complaint Details

Community	Number of Complainants	Number of Complaints	YTD Total Complaints
Carlsbad	1	1	1
Clairemont	4	11	84
Kearny Mesa	2	2	7
Totals:	7	14	92

*Noise Abatement Violations only apply to Montgomery Gibbs Executive Airport as the City ordinance/policy was passed and put into place prior to the Airport Noise and Capacity Act of 1990

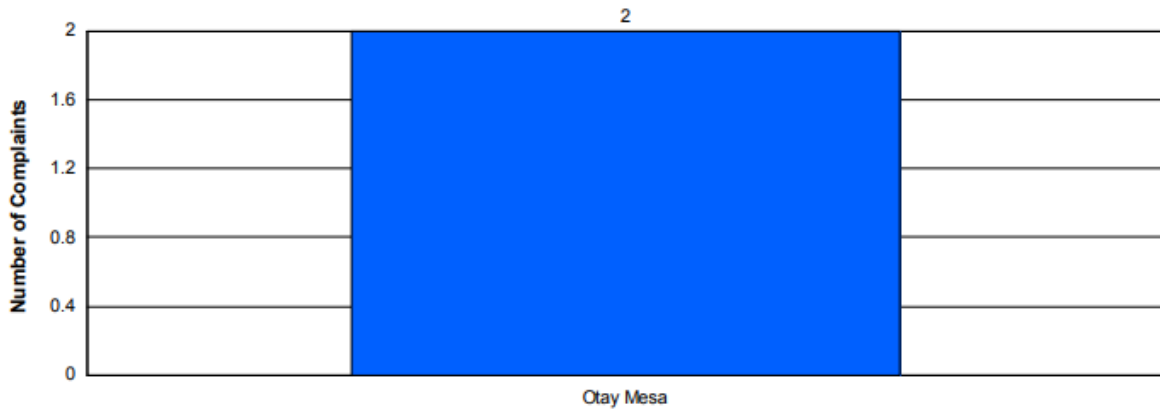


Economic Development Department

Monthly Noise Management Report- July 2024

Brown Field Municipal Airport

Community Complaint Totals



Total Number of Complaints: 2

Community Complaint Details

Community	Number of Complainants	Number of Complaints	YTD Total Complaints
Otay Mesa	2	2	48
Totals:	2	2	48

*Noise Abatement Violations only apply to Montgomery Gibbs Executive Airport as the City ordinance/policy was passed and put into place prior to the Airport Noise and Capacity Act of 1990



Economic Development Department

Monthly Noise Management Report- August 2024

Montgomery Gibbs Executive Airport

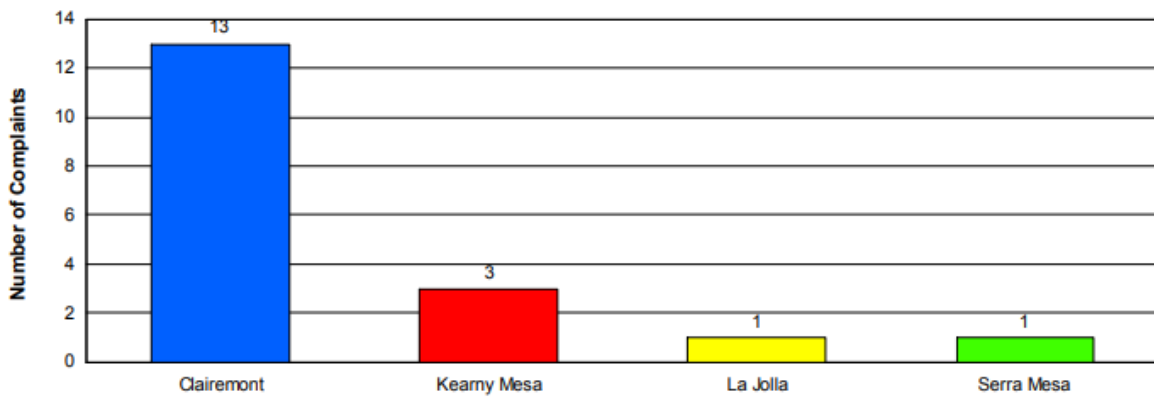
Noise Abatement Violations*

Day: 0

Night:0

Total of Fine Amount for the Month: \$0

Community Complaint Totals



Total Number of Complaints: 18

Community Complaint Details

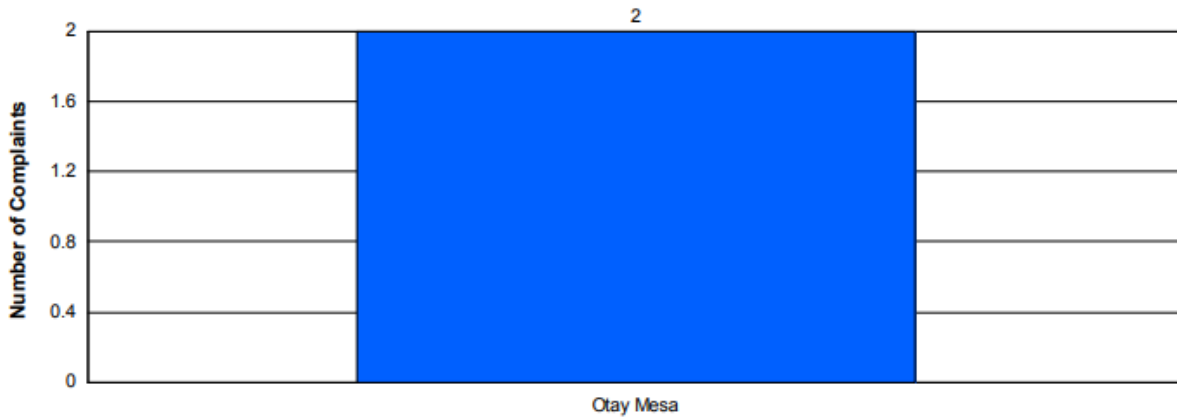
Community	Number of Complainants	Number of Complaints	YTD Total Complaints
Clairemont	4	13	97
Kearny Mesa	3	3	10
La Jolla	1	1	3
Serra Mesa	1	1	25
Totals:	9	18	135

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Monthly Noise Management Report- August 2024

Brown Field Municipal Airport

Community Complaint Totals



Total Number of Complaints: 2

Community Complaint Details

Community	Number of Complainants	Number of Complaints	YTD Total Complaints
Otay Mesa	2	2	50
Totals:	2	2	50

*Noise Abatement Violations only apply to Montgomery Gibbs Executive Airport as the City ordinance/policy was passed and put into place prior to the Airport Noise and Capacity Act of 1990



Economic Development Department

Monthly Noise Management Report- September 2024

Montgomery Gibbs Executive Airport

Noise Abatement Violations*

Day: 0

Night:0

Total of Fine Amount for the Month: \$0

Community Complaint Totals



Total Number of Complaints: 14

Community Complaint Details

Community	Number of Complainants	Number of Complaints	YTD Total Complaints
Clairemont	5	10	109
Hill Crest	1	1	1
La Jolla	2	3	6
Totals:	8	14	116

*Noise Abatement Violations only apply to Montgomery Gibbs Executive Airport as the City ordinance/policy was passed and put into place prior to the Airport Noise and Capacity Act of 1990

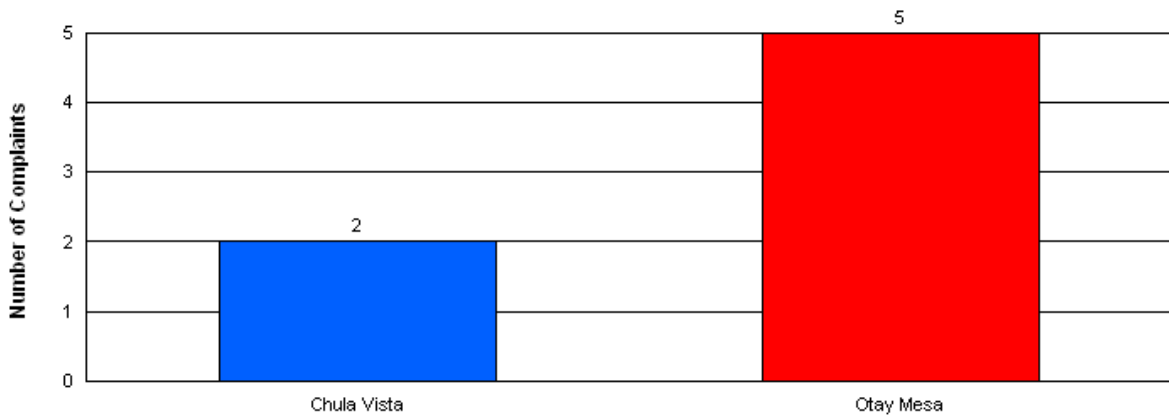


Economic Development Department

Monthly Noise Management Report- September 2024

Brown Field Municipal Airport

Community Complaint Totals



Total Number of Complaints: 7

Community Complaint Details

Community	Number of Complainants	Number of Complaints	YTD Total Complaints
Chula Vista	2	2	4
Otay Mesa	5	5	55
Totals:	7	7	59

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