

CITY OF SAN DIEGO
AIRPORTS ADVISORY COMMITTEE
MINUTES
Meeting of January 8, 2025
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 3:01 p.m.

2. ROLL CALL

A quorum was present.

MEMBERS PRESENT:	MEMBERS ABSENT:
Chair Tom Reid Clairemont Community	Chase Michael Franzen Kearny Mesa Representative
Donald Chick Tierrasanta Representative	Joel Ryan* FAA Air Traffic Control Tower
Ron Lee Brown Field Aviation User Group	
David Gordon Special Expertise	
Gary List Brown Field Aviation User Group	
Richard Ram Serra Mesa Community	
Melissa Johnston Montgomery-Gibbs Aviation Lessees Representative	
Shawn Ellis Montgomery-Gibbs Aviation User Group Representative	
Peter S. Doft Special Expertise Representative	
Rob M. Hixson Otay Mesa Representative	
Jason Ponchetti Brown Field Aviation Lessees Representative	

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

STAFF PRESENT:

Jorge Rubio, David Reed, Debbie Shauger, Charles Broadbent, Jennifer Bearse, Cheryl Mossa, Thurman Hodges, Corbin Green, Samer Fakhoury, Hannah Sax, and Giancarlo Vargas.

3. INTRODUCTION OF NEW AIRPORTS ADVISORY COMMITTEE MEMBERS

Jorge Rubio introduced Melissa Johnston, Rob Hixson, Jason Ponchetti, Peter Doft and Shawn Ellis

as new members of the Airports Advisory Committee.

4. NON-AGENDA PUBLIC COMMENT

- Grace Gonzalez, the new owner and operator of the Landing Strip Restaurant at Brown Field introduced herself and provided flyers.
- Ray Richmond, General Manager of Crown Air Aviation advised of the passing of David Ryan, former President and CEO of Crown Air Aviation and acknowledged his contributions to Montgomery – Gibbs Executive when he operated out of this airport.

5. APPROVAL OF MINUTES

A. November 13, 2024

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

6. UNFINISHED BUSINESS

None

7. NEW BUSINESS

None

8. INFORMATIONAL ITEMS

A. Staff Reports

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

- Welcomed new members to the Airports Advisory Committee and thanked Chuck McGill and Rich Martindell for their many years of service.
- The San Diego City Council is scheduled to vote to amend the Airports Advisory policy to add a Navajo Community Representative, totaling 13 members for the AAC. After this, if approved, the AAC Bylaws will need to be amended to include that additional member.
- AAC elections are to be taken place during the February 8th scheduled meeting.
- Staff will be sending out Boards and Commission training to all members of the AAC.
- In the coming weeks the Mid-Port area is scheduled to be resurfaced to ensure the safety of fixed wing and helicopter operations.
- Staff has recently completed resurfacing of the retail center parking lot.
- Staff is working on scheduling repair on a small section of runway 26L at Brown Field.
- Staff has been notified that the tower at Brown Field will now be operated by Robinson Aviation, inc. Serco will no longer be operating the tower. Staff is working on scheduling a meeting with Robinson to better understand how the transition will work.
- Interviews for three airport design consultants will be performed on January 27, 2025.

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

- There were over 30,000 operations in December 2024. The total operations for 2024 are 385,806, not counting overflights.
- The new tower frequency informational signage was installed for runway 28L and 28R. Introduced – Samer Fakoury as the new Operations Assistant for the City of San Diego Airports. Samer started on January 6, 2025.

Real Estate, Airports Lease Administration – Jennifer Bearse, Program Manager

- Airports sent a notice to (1) transfer parcels to San Diego Airpark (SDA) on 12/29/2025 and (2) commence the Offset of Rent Agreement that date. Construction of the FBO is underway.
- Staff is working on a lease with SDA and an MOU with CBP to allow for CBP operations in FBO facilities.
- A Memorandum of Understanding (MOU) has been drafted for San Diego Fire Station 43 at Brown Field and are awaiting CAO review.
- The Experimental Aircraft Association (EAA) is to exercise option to extend the size of the leasehold. EAA is to submit a permit application to DSD for construction of additional hangars.
- Hangar inspections at Brown Field were completed in November and correction letters have been sent to all FBOs/hangars for corrections.
- The lease renewal for Sorbi Aviation is in progress. The item was approved at ED&IR Committee in December. Staff will be updating the appraisal before submitting to Council in late January 2025.
- Staff is working with 94th Aero Squadron on a short-term lease renewal for patio/outdoor space. Appraisal is currently being reviewed.
- Corporate Helicopters continues working with the City's Development Services Department to process plans for the proposed development. They are also finalizing NEPA documents to submit to FAA. Changes they are requesting will affect the leasehold for Executive Airpark. Staff is working Corporate Helicopters to amend their leases.
- Staff is drafting a lease amendment with Executive Airpark to recapture +2.44 acre triangular-shaped parcel for a potential new Air Traffic Control Tower.
- Appraisal is underway with the drafted new lease with Advanced Aircraft.
- Appraisal has completed for Lot 8A hangars. Increase notices, per the appraisal, went out 12/31/24, for increases effective 2/1/2025.
- Hangar Inspections were held in December for all hangars at Montgomery-Gibbs. Correction letters will be sent out shortly.
- Staff is reviewing proposal from Alps Hospitality Group on a new lease. Additionally, staff is processing a sublease for a solar project at 8110 Aero Dr. Hotel.
- Staff is finalizing the amended and restated MOU with the City's Transportation Department for Suite 105 at 8525 Gibbs that will add 19 reserved parking spots to their MOU commencing January 1st. Anticipated new annual revenue from parking spots is \$11,400.
- Engineering and Capital Projects started the Phase 2 of roofing repairs to commence shortly and expected to be completed by mid-April.
- Staff is reviewing proposal from existing retail center lessee to lease an additional 2,300 sq. ft. to relocate liquor store. Lessee to retain existing space for separate business.
- Processing new lease with new owner for Aero-Mail suite to continue business.

B. Montgomery-Gibbs Executive Airport Air Traffic Control Tower Report

N/A

C. Other Reports

N/A

9. COMMITTEE COMMENTS

- Mr. Ram commented that he would like for the Operations Report include sales data of UL94 Fuel and 110LL Fuel, along with the price of the fuels.

10. ADJOURNMENT

The meeting adjourned at 3:43 p.m. Next meeting will be February 12, 2025.

Respectfully submitted,

Giancarlo Vargas
Administrative Aide 1

THE LANDING STRIP

restaurant and bar

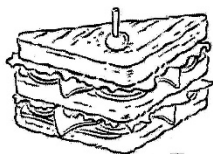
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LIGHT OR A HEARTY BITE?**

From our popular appetizers and salads to our delicious sandwiches and burgers, we have something for you



**DAILY DRINK SPECIALS
BETWEEN 3PM AND 6PM**

Kick back and enjoy exclusive cocktails, beer and monthly specials!



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