



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Minutes - Draft

Airport Board

Wednesday, February 25, 2026

3:30 PM

Airport Board Room
1000 International Blvd. C.C., TX. 78406

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A. Call To Order

B. Roll Call

Present: 11 - Jeremy Taylor, Randall Hicks, Ricardo Talavera, Mike Culbertson, Vice Chair John LaRue, Kristen Martinez, Sara Azali, Jesse Noyola, Brook Kaufman, Mark Almaguer, and Christine Belin

Absent: 1 - Travis Patterson

C. Public Comment

There were no comments from the public.

D. Approval of Minutes and Action on Absences

1. [26-0265](#) Approval of the Minutes of the January 28, 2026 Regular Airport Board Meeting

Attachments: [01282026 - January Regular Airport Board Meeting Minutes - Unpublished](#)

Board Member Noyola moved to approve the minutes of the January 28th, 2026 Airport Board meeting as written, seconded by Board Member Belin. The motion carried.

2. [26-0266](#) Approval of the Absences of the January 28, 2026 Regular Airport Board Meeting

Attachments: [2026 BOARD ATTENDANCE RECORD](#)

Chairman Hicks moved to excuse the absences of Travis Patterson and Jeremy Taylor at the January 28th, 2026 Airport Board meeting, seconded by First Vice-Chairman LaRue. The motion carried.

E. New Business for Discussion and Possible Action

3. [26-0267](#) Presentation, Discussion and Possible Action to recommend City Council accept and appropriate \$100,000.00 from the Texas Department of Transportation for the FY 2026 Routine Airport Maintenance Program (RAMP) Grant with a cash match of \$11,111.11.

Attachments: [02252026 - TxDOT RAMP Grant](#)

Director McCurley informed the Board that the Airport has been awarded \$100,000 through the Texas Department of Transportation (TxDOT) RAMP Grant for routine maintenance of both the landside and airside facilities. He noted that this grant will fund various maintenance and repair activities at CCIA, with a required cash match of \$11,111.11, which will be sourced from the current year's Airport Operating Budget. Discussion was heard on this item. Board Member Noyola moved to recommend that City Council accept and appropriate \$100,000 from the TxDOT RAMP Grant with a cash match of \$11,111.11, seconded by Board Member Talavera. The motion carried.

4. [26-0316](#) Presentation, Discussion and Possible Action to recommend City Council approve a lease estoppel and agreement to the ground lease with Mountain Corpus Christi, LLC (formerly known MREIC Corpus Christi TX, LLC) at the Corpus Christi International Airport acknowledging the change of name: consenting to the assignment of leasehold interest to the new lender.

Attachments: [02252026 - Ground Lease Estoppel - FedEx](#)

Airport Property Manager Martinez informed the Board that due to a recent acquisition and the involvement of a new lender associated with the leasehold interest, the tenant has requested that the City acknowledge a name change and consent to the reassignment of leasehold interest and sign all necessary documents related to the transaction. There will be no financial impact on the Airport Operating Fund, and all other terms and conditions of the lease will remain unchanged. Discussion was heard on this item. Board Member Noyola moved to recommend that City Council approve the lease estoppel and agreement to the ground lease with Mountain Corpus Christi, LLC, seconded by Board Member Talavera. The motion carried.

5. [26-0317](#) Presentation, Discussion and Possible action to recommend City Council approve a ground lease estoppel certificate and agreement to the ground lease with DLUGOSCH III, LLC (DBA THE TEXAN STORES) at the Corpus Christi International Airport acknowledging the ground lease and consenting to the leasehold interest to the lender.

Attachments: [02252026 - Ground Lease Estoppel - The Texan](#)

Airport Property Manager Martinez informed the Board that DLUGOSCH III, LLC, doing business as The Texan Stores, has requested the City's approval for a ground lease estoppel certificate and an agreement that would recognize the leasehold interest of their lender, Regions Bank, Inc., which is an Alabama-chartered state

commercial bank. This request follows an acquisition of the current lender and requires a formal confirmation of the ground lease terms for the successor institution. There is no financial impact on the Airport Fund, and all other terms and conditions will remain unchanged. Discussion was heard on this item. Board Member Talavera moved to recommend that City Council approve a lease estoppel certificate to the ground lease, seconded by Board Member Belin. The motion carried.

F. Staff Reports

6. [26-0268](#) Airport Conferences Report

Attachments: [02252026 - Airport Conferences Update](#)

Marketing and ASD Manager Guzman informed the Board that she and Director McCurley attended the 2026 Air Service Data Seminar from January 26 to 28, 2026. She explained that the conference focused on data-driven strategies and financial tools aimed at expanding and sustaining air service. Additionally, Assistant Director Miller reported that she and Airport Property Manager Martinez attended the AAAE Finance & Administration Conference at the beginning of February. She noted that this conference provided an in-depth look at the business aspects of running an airport. Discussion was heard on this item.

7. [26-0269](#) Monthly Air Service Report

Attachments: [02252026 - Monthly Air Service Report](#)

Director McCurley presented the monthly air service activity report for January 2026. He noted that both enplanements and deplanements had decreased, which is typical for January as it is usually a slow month. Additionally, there were 13 canceled flights due to a winter storm. Discussion was heard on this item.

8. [26-0270](#) Financial Report

Attachments: [02252026 - Financial Report](#)

Assistant Director Miller reviewed the Financial Report for January 2026, which covers data on parking operations, food service concessions, rental cars, landing fees, and overall airport finances. She noted that the budget is on track for the second quarter. Discussion was heard on this item.

9. [26-0271](#) CPE Report

Attachments: [02252026 - CPE Report](#)

Assistant Director Miller reviewed the Cost Per Enplanement (CPE) for FY 2025 and explained how it is calculated. She noted that the total revenue from airline operations is divided by the number of enplanements to determine the airport's CPE. Over the past five years, the airport has successfully reduced the CPE by 37% and plans to continue reducing it further. Discussion was heard on this item.

10. [26-0272](#) Capital Improvement Report

Attachments: [02252026 - Capital Improvement Report](#)

Assistant Director Valgardson provided an update on the ongoing projects at the airport. The projects include new systems being installed in East General Aviation Hangars 3 and 4, with a contract amount of \$1,014,380. Additionally, there is an airport-wide LED Lighting Project, which has a total cost of \$305,970 and will be fully funded by the U.S. Department of Energy. Discussion was heard on this item.

11. [26-0273](#) Department Report

Attachments: [02252026 - Department Report - Public Safety](#)

Chief Hyland informed the Board that the Airport will conduct a full-scale disaster drill on March 5, 2026, at 9:30 a.m. He explained that, according to 49 CFR Part 139, CCIA is required to exercise its Airport Emergency Plan every three consecutive years. This drill will involve over 20 mutual aid agencies and medical facilities in a simulated mass casualty event involving a plane crash. Chief Hyland encouraged Board Members to attend the event if they are available. Discussion was heard on this item.

12. [26-0274](#) Marketing Report

Attachments: [02252026 - Marketing Report](#)

Marketing and ASD Manager Guzman reviewed the marketing campaign summary for CCIA, Frontier, and Visit Corpus Christi, which aimed to increase awareness and encourage bookings from Corpus Christi to Denver. She mentioned that a social media influencer from Denver flew Frontier to Corpus Christi and shared her experiences, highlighting various activities she participated in during her visit. Similarly, a local social media influencer traveled to Denver via Frontier and documented her experience, as well as the activities her family enjoyed while there. She noted that these efforts generated 17,300 engagements and 289 inquiries across digital platforms. She also mentioned that the Airport would promote the Denver flight for Spring Break and that advertisements are currently being run to support this flight.

Ms. Guzman reported that the Airport hosted several field trips in January and that CCIA was featured in "The Bend" magazine as one of the Instagram accounts to follow. Discussion was heard on this item.

13. [26-0275](#) Director Report

Director McCurley informed the Board that the Airport completed its FAA Part 139 Inspection from February 17 to February 19, 2026. He noted that this inspection is conducted annually. While some issues were identified, the Airport is currently waiting for the official letter from the FAA outlining the necessary corrective actions. Importantly, no major problems were found during the inspection. Discussion was heard on this item.

G. Future Agenda Items

First Vice-Chairman LaRue requested that the Corpus Christi Regional Economic Development Corporation present their plans for attracting new businesses to the Airport Board in the coming years and how this will benefit the airport.

H. Adjournment

As there was no further business to discuss, Chairman Hicks adjourned the meeting at 4:41 p.m.