



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Airport Board

Wednesday, July 26, 2023

3:30 PM

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

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A. Call To Order

Chairman Hicks called the meeting to order at 3:30 p.m.

B. Roll Call

A quorum was present.

Present: 11 - Paul A. Cameron Jr., Hans Schumann, John LaRue, Kusumakar Sooda, Rosie Collin, Rick Barrera, Mike Culbertson, Brett Oetting, Jeremy Taylor, Randall Hicks, and Rey Saenz

Absent: 2 - Jon Reily, and Ricardo Talavera

C. Public Comment

There was no public comment.

D. Approval of Minutes and Action on Absences

1. [23-1240](#) Approval of the Absences for the June 28th, 2023 Regular Airport Board Meeting

Attachments: [2023 AIRPORT BOARD ATTENDANCE](#)

Chairman Hicks moved to excuse Board member Talavera from the regular June Airport Board meeting. Board member Schumann seconded and the motion carried.

2. [23-1241](#) Approval of the Minutes for the June 28th, 2023 Regular Airport Board Meeting

Attachments: [06282023 - June Airport Board Minutes - Unpublished](#)

Chairman Hicks moved to approve the minutes as written. Second Vice-chairman Barrera seconded and the motion carried. The minutes were approved as written.

E. New Business for Discussion and Possible Action

3. [23-1243](#) Presentation, Discussion and Possible Action to Recommend to City Council to Approve a Contract for the Food, Beverage and Retail Contract

Attachments: [07262023 - Tailwind as Food Beverage & Retail Concessionaire](#)

Director Smith updated the members on the new lease with Tailwind Concessions, the Airport's current concessionaire and winning bidder. He stated how Nueces Brewing Co., Island Joes Coffee & Gallery, Salty Oak Barbecue, Amazon JWO store and Made in Corpus Christi Texas products would be part of the concessionaire's new services. He showed several renderings that indicated placement of the additional vendors. He continued by explaining more of the terms for the lease.

Discussion was heard on this item. Chairman Hicks called for a motion. Second Vice-chairman Barrera moved to approve. Board member Cameron seconded and the motion carried.

4. [23-1244](#) Presentation and Discussion on Revenue Per Enplanement for CCIA

Attachments: [07262023 - Revenue Per Enplanement](#)

Director Smith and Deputy Director Miller presented the members with information regarding the RPE (Revenue Per Enplanement). He reported the various revenue streams used to calculate the RPE for the Airport. He presented figures from FY21, FY22, FY23-to-date and estimated FY24 used to calculate the RPE and its impact on the CPE, Cost Per Enplanement, for airlines as discussed at the April Board meeting. Discussion was heard on this item.

F. Staff Reports

5. [23-1245](#) Air Service Update

Attachments: [07262023 - Air Service Update PKT](#)

Deputy Director Miller began by reporting on the upcoming Air Service Conference, TakeOff North America, which he will be attending in August. He presented the members with the list of airline meetings he has requested at this conference.

Director Smith briefed the members on the General Activity Report (GAR) numbers for June, 2023.

Discussion was heard on both of these topics.

6. [23-1246](#) Business Development Report

Attachments: [07262023 - Business Development Report](#)

Director Smith and Deputy Director Miller updated the members on Airport business development. Business development regarding plans for a hotel on Airport property included finalizing the fuel station lease with a goal of having the contracts signed by the end of CY2023. They continued by updating the members on the TAMUCC Lease. Discussion was heard on these topics.

Staff updated the members on the award of The Texan, Inc. lease for a fuel station on Airport property. The members viewed several photos of some of the company's current facilities throughout the Coastal Bend. Staff also reported on the current ongoing construction of other facilities this company is building in the area. A brief draft of the terms of the lease was also presented to the members. Staff interjected that once the lease was finalized, it would be brought to the Board for their approval to recommend City Council approve.

Discussion was heard on this item.

7. [23-1247](#) Financial Report

Attachments: [07262023 - Financial Reports](#)

Kimberly Miller, Finance Manager, presented the members with the Airport's financial reports. She reported that parking operations gross revenue was up 18% from last year. She also noted the current trend of approximately one year of parking lot revenue at over \$200,000 a month. As for concessions, she reported that sales were up 9% from last year. She also presented a table that responded to questions raised by the Board at the June meeting regarding Airport Debt Service. Discussion was heard on these topics.

8. [23-1248](#) Capital Planning Report

Attachments: [07262023 - Capital Planning Update](#)

Deputy Director Miller reported to the member the Airport's Capital Planning. He began by updating the members on the status of the Master Plan Study. He expects the contract with Coffman Associates to go to City Council in early August.

He also covered the Rental Car Return Lot Reconfiguration which he anticipates to begin January 2024 and completed by March 2024.

He also reported staff's efforts on developing the Airport Business Centre. He added he would keep the members informed on any developments.

The current status of the various aspects of the Terminal Rehabilitation Project was discussed including the window glazing, patio construction, PVC roof replacement and the restroom rehabilitation. He presented several photos of the work being done.

He also advised the members of upcoming projects staff is working on: EV Charging Stations, Cooling Towers Replacement & the West Side Generator Replacement.

Discussion was heard on these topics.

G. Future Agenda Items

No items were presented for future agendas.

H. Adjournment

As there was no further business, Chairman Hicks adjourned the meeting at 4:36 p.m.