

**State of Texas
County of Bexar
City of San Antonio**



**Meeting Minutes
City Council B Session**
City Hall Complex
San Antonio, Texas 78205

2021 – 2023 Council Members

Mayor Ron Nirenberg

Mario Bravo, Dist. 1 | Jalen McKee-Rodriguez, Dist. 2
Phyllis Viagran, Dist. 3 | Dr. Adriana Rocha Garcia, Dist. 4
Teri Castillo, Dist. 5 | Melissa Cabello Havrda, Dist. 6
Manny Pelaez, Dist. 8 | John Courage, Dist. 9
Clayton Perry, Dist. 10

Wednesday, February 15, 2023

1:00 PM

Municipal Plaza Building

The City Council convened a regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 1:01 PM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

PRESENT: 10 – Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Perry

ABSENT: None

EXECUTIVE SESSION

Mayor Nirenberg recessed the meeting into Executive Session at 1:02 PM to deliberate and discuss the following:

- A. Economic development negotiations pursuant to Texas Government Code Section 551.087 (economic development).
- B. The purchase, exchange, lease or value of real property pursuant to Texas Government Code Section 551.072 (real property).

- C. Legal issues related to litigation involving the City pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- D. Legal issues relating to COVID-19 preparedness pursuant to Texas Government Code Section 551.071 (consultation with attorney).

Mayor Nirenberg reconvened the meeting in Open Session at 2:02 PM and announced that no official action had been taken in Executive Session.

ITEMS

1. Briefing on the Terminal Development Program for the San Antonio International Airport. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

Mayor Nirenberg thanked John Dickson and the members of the Air Services Development Committee (ASDC) as well as staff for their work on the Terminal Development Program (TDP). Mayor Nirenberg commented that as a top ten city in the United States, we needed to have an elite world-class airport to provide a competitive advantage for our residents and businesses. Mayor Nirenberg lauded today as one where the future of our city would be changed forever for the better.

City Manager Erik Walsh introduced the Item and thanked the ASDC and the Airport Advisory Committee for their work and noted that today was a milestone in transition from planning to the design phase of the TDP. City Manager Walsh stated that the TDP was transformational for our city and lauded the work of the City Council for successfully guiding the plan. City Manager Walsh recommended Construction Manager at Risk (CMR) as the capital project delivery method was and added that the Aviation Department was in the negotiation stage for facility leases.

Jesus Saenz, Director of the Aviation Department thanked City Council for their support and commended the work of his team in keeping the San Antonio International Airport (SAIA) running on a day-to-day basis. Saenz introduced Dan Malloy, Executive Program Manager and SAIA leadership team. Saenz provided background and a status update on the TDP including airline partnerships, a program management office, key solicitations and status of design which was currently 15% complete.

Saenz outlined the budget development process for the TDP which would include partnerships with the airlines, financial capacity, risk analysis, design development and a plan to maintain the cost competitiveness of the SAIA long term. Saenz introduced the design consultant team Corgan and Lake Flato who presented 15% complete design renderings of SAIA. Saenz provided a project timeline which would have a new terminal with 17 additional gates opening in 2028.

DISCUSSION:

Mayor Nirenberg expressed excitement about the program and noted that it would all be accomplished on the current SAIA footprint. Mayor Nirenberg pointed out that the new terminal would be 6,600 square feet and compared it to the current 3,900 square foot Terminal A facility that was designed in the early 1980s before the requirements of the Transportation Safety Administration (TSA) changed as a result of the attacks on September 11, 2001 (9-11). Saenz explained that design standards in 1980 were now outdated because today's airplanes were much larger, held more passengers, and TSA required high level security at screening checkpoints.

Saenz also commented on the expanded concession and club space that would provide a true sense of place that was culturally relevant to San Antonio while earning significant revenues for the Aviation Department. Assistant City Manager Jeff Coyle commented that the new terminal and Terminal B would be seamlessly connected, and passengers would pass through only one security checkpoint as opposed to the dual checkpoints in Terminals A and B currently. Mayor Nirenberg added that the facility would not only include air travel but multiple modes of transit. Saenz described the ground transportation center that was planned and roadway changes that would remove some stop lights.

Mayor Nirenberg suggested that the terminal expansion would accommodate more direct flights including international flights and encourage more airlines to add service to SAIA. However, Mayor Nirenberg warned that the construction timeline was long and recommended that the team develop strategies to help mitigate the impact to the traveling public. Councilmember Rocha Garcia thanked John Dickson for his leadership and expressed excitement about the potential for the airport. She recommended incorporating accessibility features such as family restrooms equipped with adult changing stations and sensory rooms for children with autism. Councilmember Rocha Garcia suggested more artwork in the baggage claim area that could be actively entertaining and culturally creative design elements to be included. She also recommended a focus on the Military City USA theme. Councilmember Rocha Garcia suggested more women should be involved in the project.

Councilmember Cabello Havrda thanked everyone for their work and noted that the modern feel of the new design was striking in addition to the improved functionality. She lauded the team for the community engagement and survey work performed. Councilmember Cabello Havrda reminded everyone that the project was a necessity and not a luxury and was the airport that our city deserved. Councilmember Cabello Havrda recommended an economic impact study of the new plan and suggested seeking grant funding.

Councilmember Cabello Havrda requested information on green energy and sustainable goals for the new facility. Saenz replied that the team was mapping the opportunities and would consider solar and other initiatives as the plan developed and opportunities emerged. Aviation Department Deputy Director Tim O'Krongly described a plan to recapture runoff water as an example of sustainability efforts. A Corgan representative stated that they would take advantage of the low-hanging fruit with regard to sustainability. Councilmember Cabello Havrda recommended keeping the conversation going about the program to ensure it stayed on track and met its goals.

Councilmember Pelaez recommended Krystal Jones, Director of Arts & Culture, to weigh in on the program. City Manager Walsh stated that Public Art would be included in the program at the appropriate time. Councilmember Pelaez suggested the airport itself could be a work of art if designed properly with art in mind from the beginning. Councilmember Pelaez suggested including a significant display related to our Sister Cities throughout the airport to help highlight SAIA as an international airport. Councilmember Pelaez noted he had traveled to eight countries this year and stressed that our airport should make a positive and memorable impression on those who utilize it. Councilmember Pelaez recommended that the CMR team include local, veteran-owned, minority-owned, and woman-owned business and a commitment to Ready to Work, high wages and benefits for the workers.

Councilmember Courage commented that SAIA was not a transfer hub but rather a destination airport so people who arrived were anxious to leave and most would not be spending time at the airport except those who flew out of San Antonio and had to mill around the airport waiting for their flights. Councilmember Courage wanted to see where the new entrance for TSA would be and how long would it take for them to get to their gate and how close was the baggage claim to the exits. Saenz agreed that SAIA was an origination/destination airport and not a transfer hub, but mentioned that SAIA was rated #4 in service nationally by the Wall Street Journal and #1 in Texas.

Councilmember Castillo commented that in 2021 the Secretary of Transportation set out a climate action plan with a goal to eliminate greenhouse gas emissions from airports and suggested the design contribute to sustainable goals and take advantage of San Antonio's weather. O'Krongly commented that sustainable design would help the project be more competitive for Federal grants and would be considered in the design. Councilmember Castillo recommended inclusion of accessible features to ensure our airport was warm and inviting. Saenz stated that the conversations relating to inclusion were already underway. Councilmember Castillo also recommended bringing in the Arts & Culture Department to ensure the sense of place was inclusive of the San Antonio culture and the airport was an opportunity to increase traffic to our arts districts. Councilmember Castillo stated that she would look forward to continued briefings to the Transportation Committee regarding the TDP.

Councilmember Perry commented that we had a long way to go and requested a cost estimate and a plan for funding. Saenz stated that the City would issue debt and described the various airport revenues including funding from the airlines, concessions, fees, and potential grants. Saenz stated that the cost for the terminal complex was approximately \$1 billion as a rough estimate since the full program design was not at a point to be able to develop exact budgets. Councilmember Perry asked when the full funding plan would be provided. Saenz clarified that the finance plan would be presented in 12-14 months. Councilmember Perry requested clarification on the project timeline in relation to the airline negotiations and recommended a timeline for review of the existing terminals to upgrade them. Saenz stated that once the new terminal was built, Terminal A would be demolished.

Councilmember Bravo asked how the airlines felt about the new TDP. Saenz stated that this was something the airlines were looking forward to. Councilmember Bravo commented on the design

inclusion of natural light but expressed concern that the glass might not be sustainable in our hot climate. Councilmember Bravo stated that he did not get a San Antonio feel from the renderings but was hopeful that the art could bring that into the design.

Councilmember Viagran recognized the airport staff for all their hard work. She commented that the plan would bring economic development to San Antonio like the Convention Center Expansion. She expressed concern that the windows would get dirty. Councilmember Viagran recommended ensuring a San Antonio feel with the artwork as well as with the restaurants.

Councilmember McKee-Rodriguez stated that sustainable design was important to him and suggested including recycled materials and requested the design to be as ambitious as possible regarding green building. Councilmember McKee-Rodriguez recommended that the design should feel intentional to have that sense of place and recommended involvement from cultural facilities such as San Antonio African American Community Archives and Museum (SAAACAM) as well as using wayfinding and technology to engage visitors with cultural facilities and areas of town that have been under-represented. Councilmember McKee-Rodriguez challenged the design team to be as innovative as possible to streamline mundane things and make the customer experience unlike no other.

Councilmember Perry expressed concern that the passenger charges could potentially impact our competitiveness with surrounding airports, particularly Austin. Councilmember Perry requested more information on the phases of the program that expanded beyond the new terminal facility.

Councilmember Rocha Garcia requested that John Dickson address the City Council. On behalf of the ASDC, Dickson stated that he had been working on the plan for six to seven years and commented that it was well worth the effort, noting this was a proud turning point for the airport.

Mayor Nirenberg thanked everyone for their work and offered a round of applause for the TDP.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 4:18 PM.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**