



Airport Commission Meeting

August 11, 2025

Agenda

- I. **Call to Order & Orders of the Day**
- II. Public Record
- III. Consent Calendar
- IV. Reports and Information Only
- V. Public Comment
- VI. Noise Report/Community Noise Concerns
- VII. Business
- VIII. Meeting Schedule and Agenda Items
- IX. Adjournment

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III. Consent Calendar

- Approval of the Minutes for the Regular Meeting on May 12, 2025

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IV. Reports and Information Only

A. Chair Report

B. Director

C. Council Liaison

D. Staff

E. Commissioner Reports

IV. Reports and Information Only

A. Chair Report

B. Director

C. Council Liaison

D. Staff

E. Commissioner Reports

IV. Reports and Information Only

A. Chair Report

B. Director

C. Council Liaison

D. Staff

E. Commissioner Reports

IV. Reports and Information Only

A. Chair Report

B. Director

C. Council Liaison

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E. Commissioner Reports

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Public Comments (Not on Agenda)

Members of the Public are invited to speak on any item that does not appear on today's Agenda and that is within the subject matter jurisdiction of the Commission. Meeting attendees are usually given two (2) minutes to speak on any discussion item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate.

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Airport Noise Program

Airport Commission Meeting

10 FEBRUARY 2025

VI. Noise Report

San Jose Mineta International Airport Quarterly Noise Summary Q2 2025

	Apr	May	June	Q2 2025	Q2 2024	Difference	Quarter Over Quarter	
							Q1 2025	Difference
Total Operations	12,429	13,280	13,023	38,732	40,077	-3%	35,614	9%
Total Operations between 2330-0630	286	334	383	1,003	1,040	-4%	881	14%
Air Carrier Operations between 2330-0630	165	200	269	634	574	10%	505	26%
General Aviation Operations between 2330-0630	121	134	114	369	466	-21%	376	-2%
Total Intrusions	40	39	84	163	182	-10%	92	77%
Total Non Compliant Intrusions	2	10	13	25	37	-32%	18	39%
Air Carrier Complaints	202	563	208	973	4,319	-77%	6,570	-85%
General Aviation Complaints	33	113	40	186	935	-80%	1,337	-86%
Total Complaints	235	676	248	1,159	5,254	-78%	7,907	-85%
Total Engine Run-ups **	0	0	0	0	0	0%	0	0%
South Flow Operations	210	473	361	1,044	3,203	-67%	5,430	-81%

** High Power (>90%) Engine Run-ups during the Curfew Hours Only

Definitions

Operation: a takeoff or landing of an aircraft at the airport.

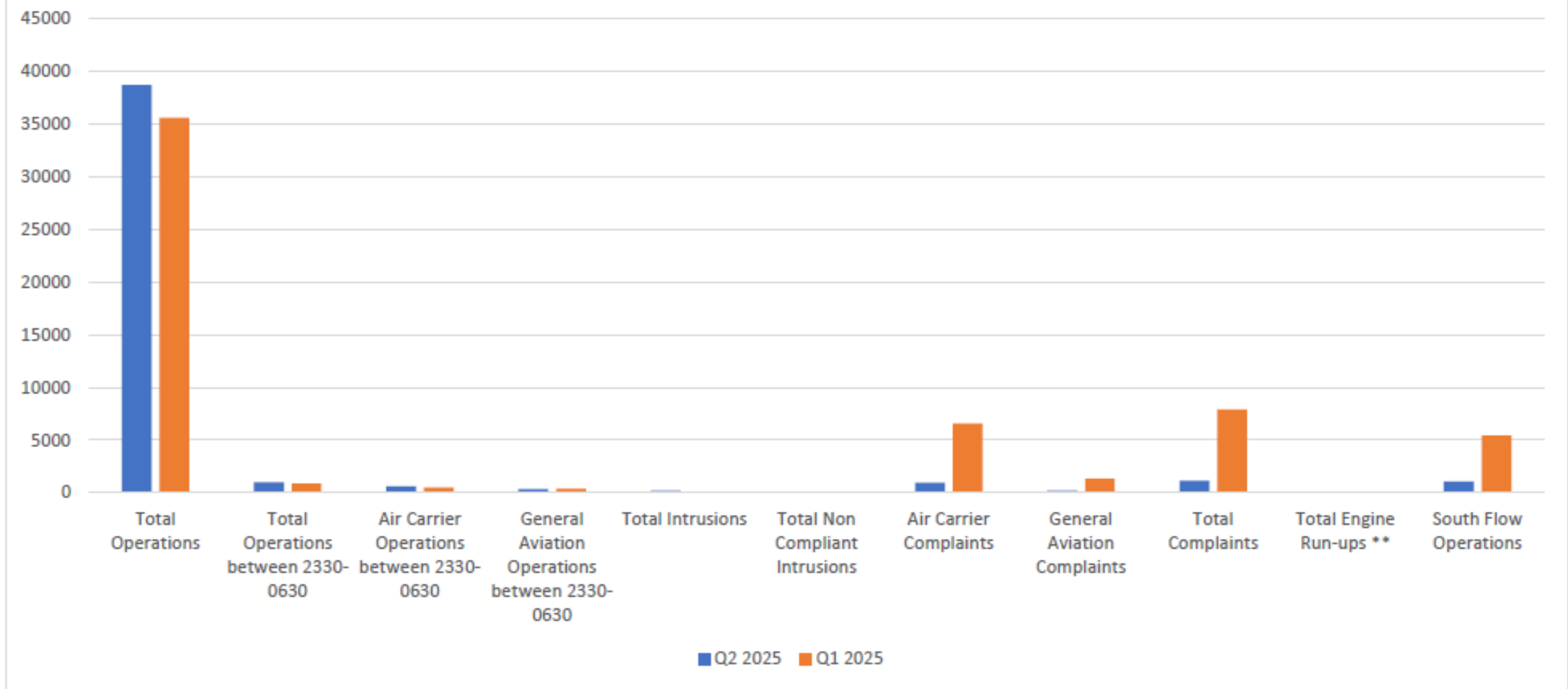
Intrusion: is any operation by an unauthorized aircraft between the hours of 2330 and 0630.

Non Compliant Intrusion: is an Intrusion that did not meet the exemption criteria set forth in the municipal code

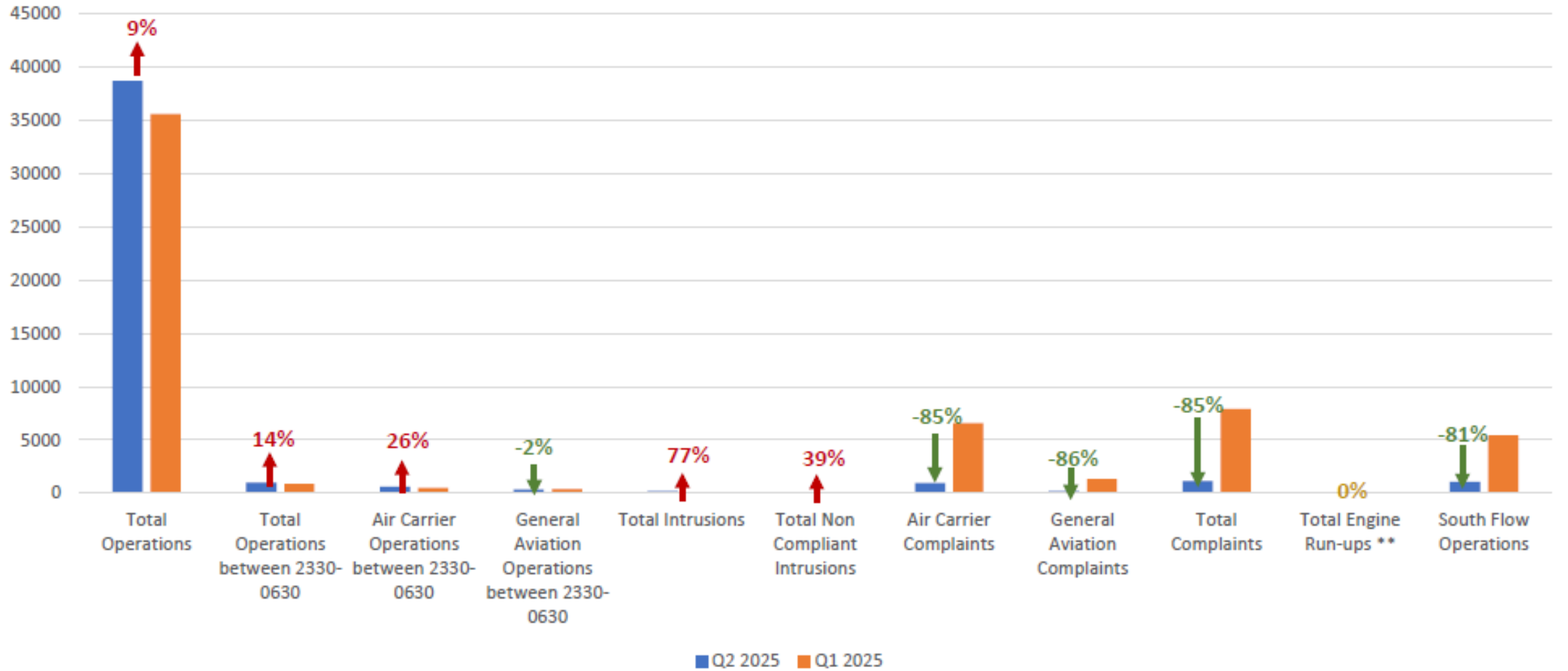
Air Carrier: a commercial carrier utilizing aircraft as a means of transport of passenger or freight.

General Aviation: all flights other than scheduled Air Carrier service

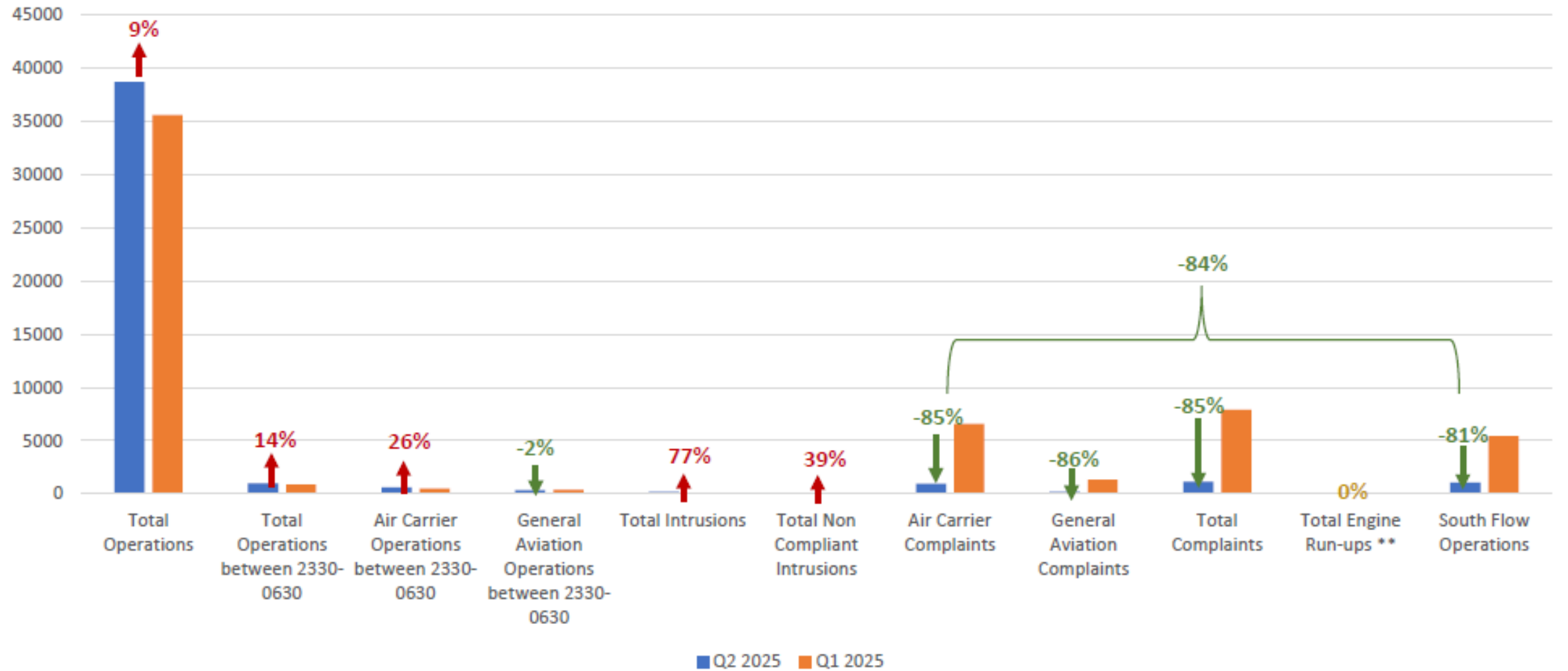
Quarterly Review



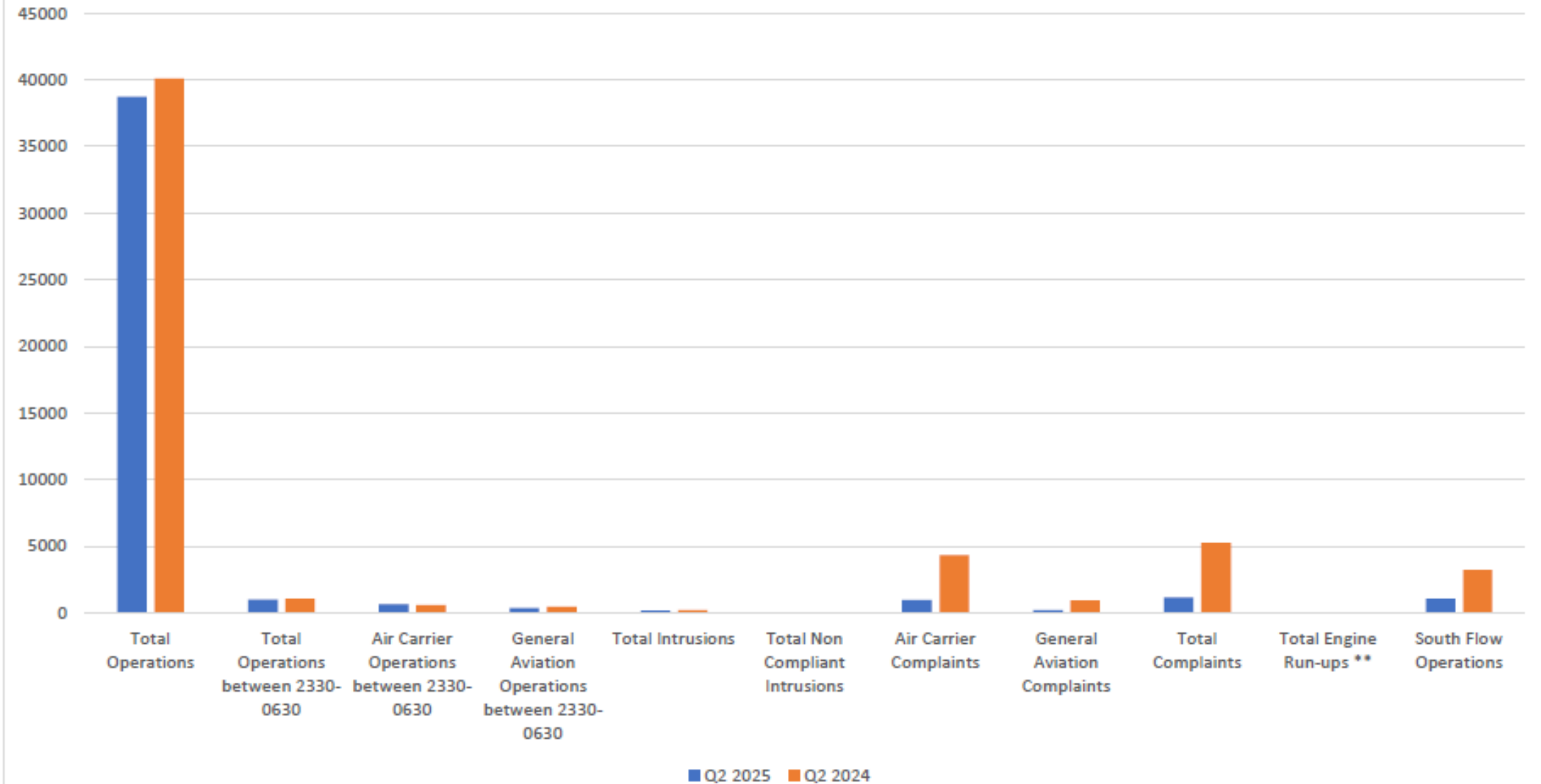
Quarterly Review



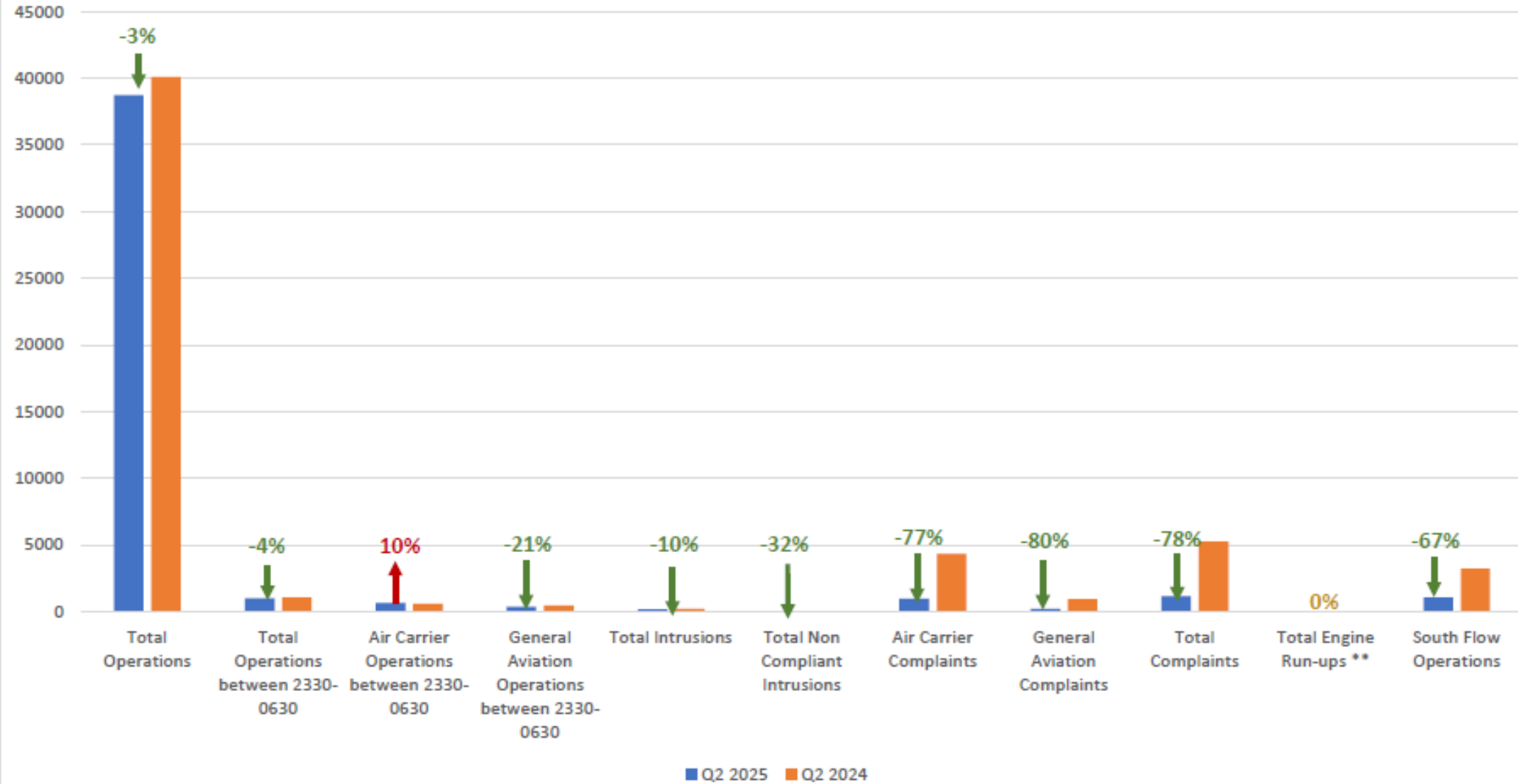
Quarterly Review



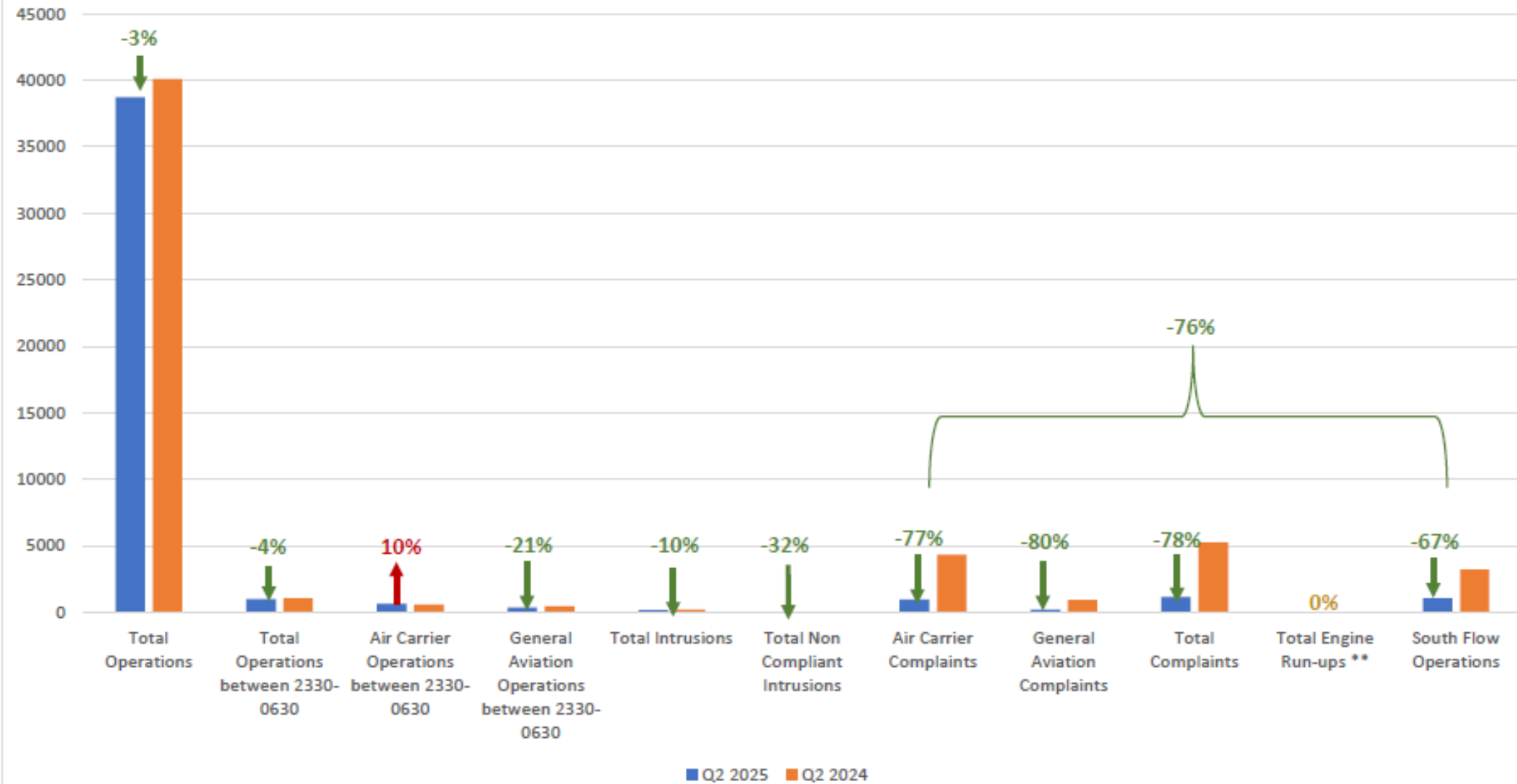
Annual Comparison



Annual Comparison

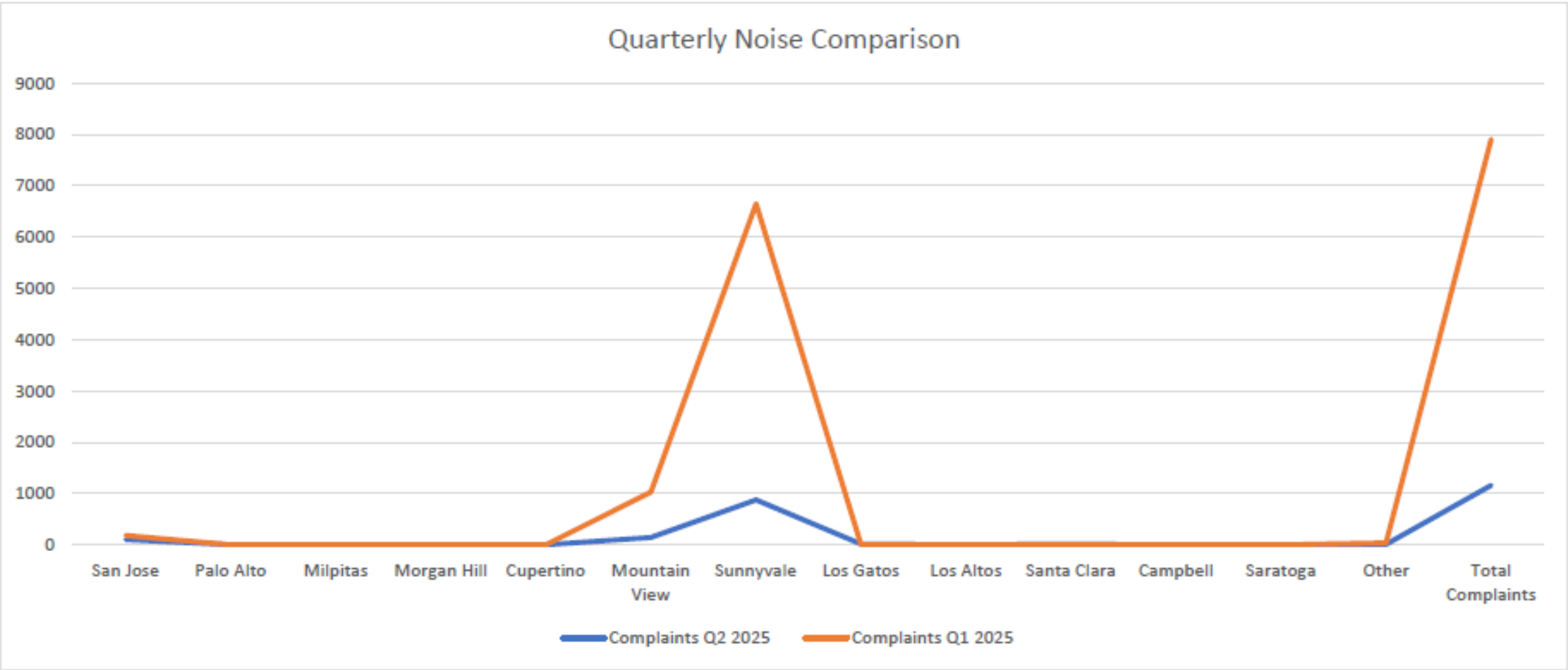


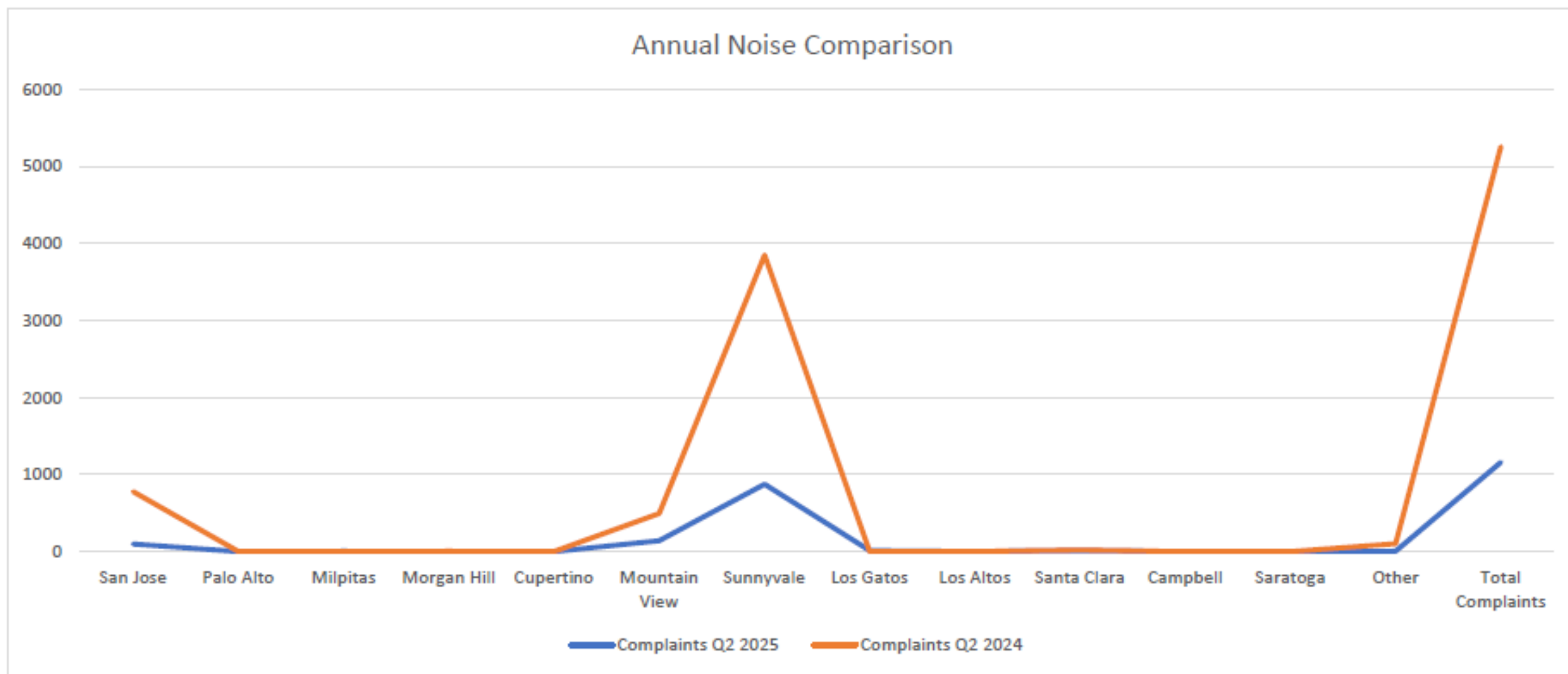
Annual Comparison



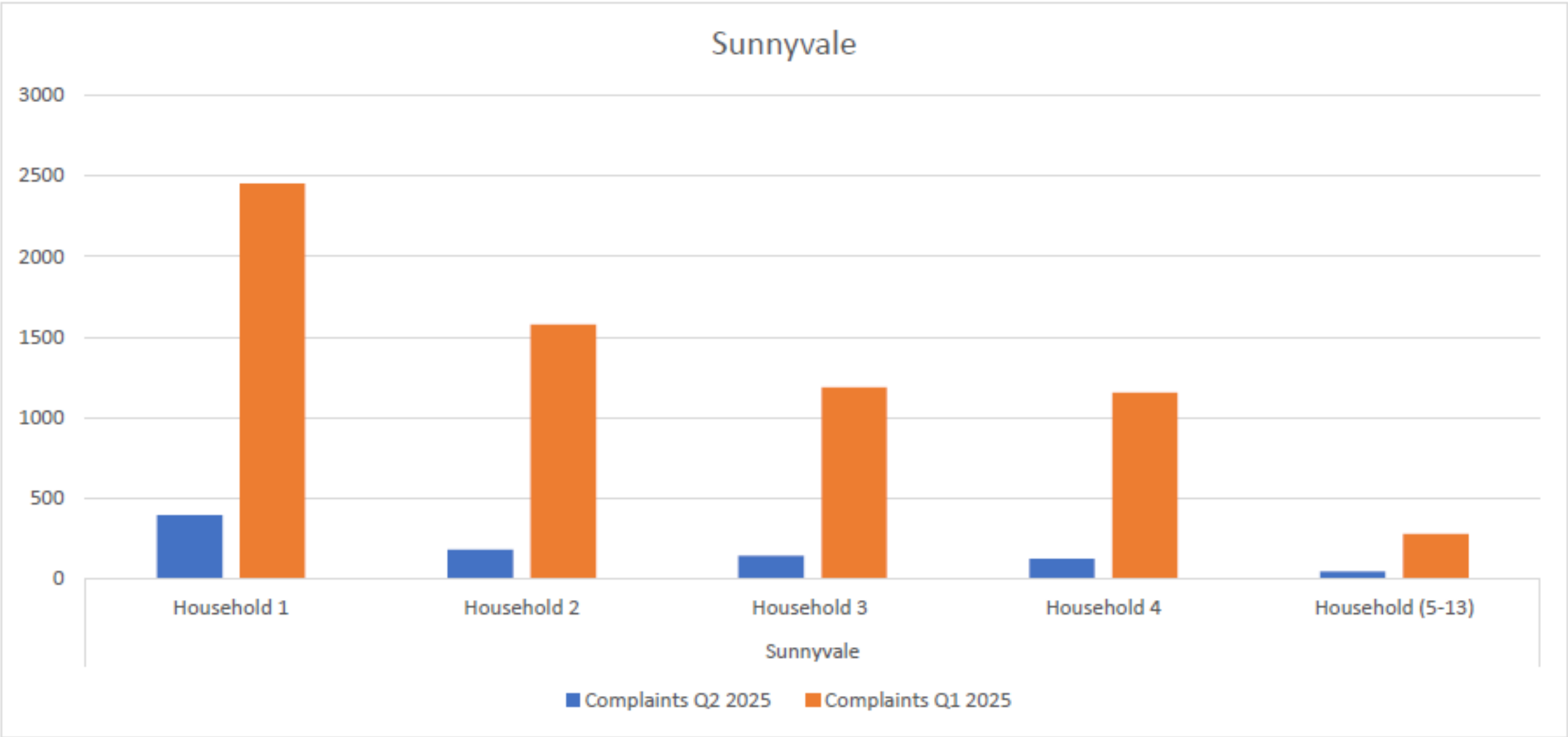
City	Complaints Q2 2025	Year over Year		vs. Previous Quarter	
		Complaints Q2 2024	Difference	Complaints Q1 2025	Difference
San Jose	100	778	-87%	184	-46%
Palo Alto	0	3	-100%	0	0%
Milpitas	4	2	100%	1	300%
Morgan Hill	2	6	-67%	0	200%
Cupertino	0	2	-100%	0	0%
Mountain View	143	494	-71%	1,029	-86%
Sunnyvale	876	3,845	-77%	6,647	-87%
Los Gatos	12	0	1200%	5	140%
Los Altos	1	3	-67%	1	0%
Santa Clara	15	19	-21%	5	200%
Campbell	0	0	0%	0	0%
Saratoga	0	0	0%	0	0%
Other	6	102	-94%	35	-83%
Total Complaints	1,159	5,254	-78%	7,907	-85%

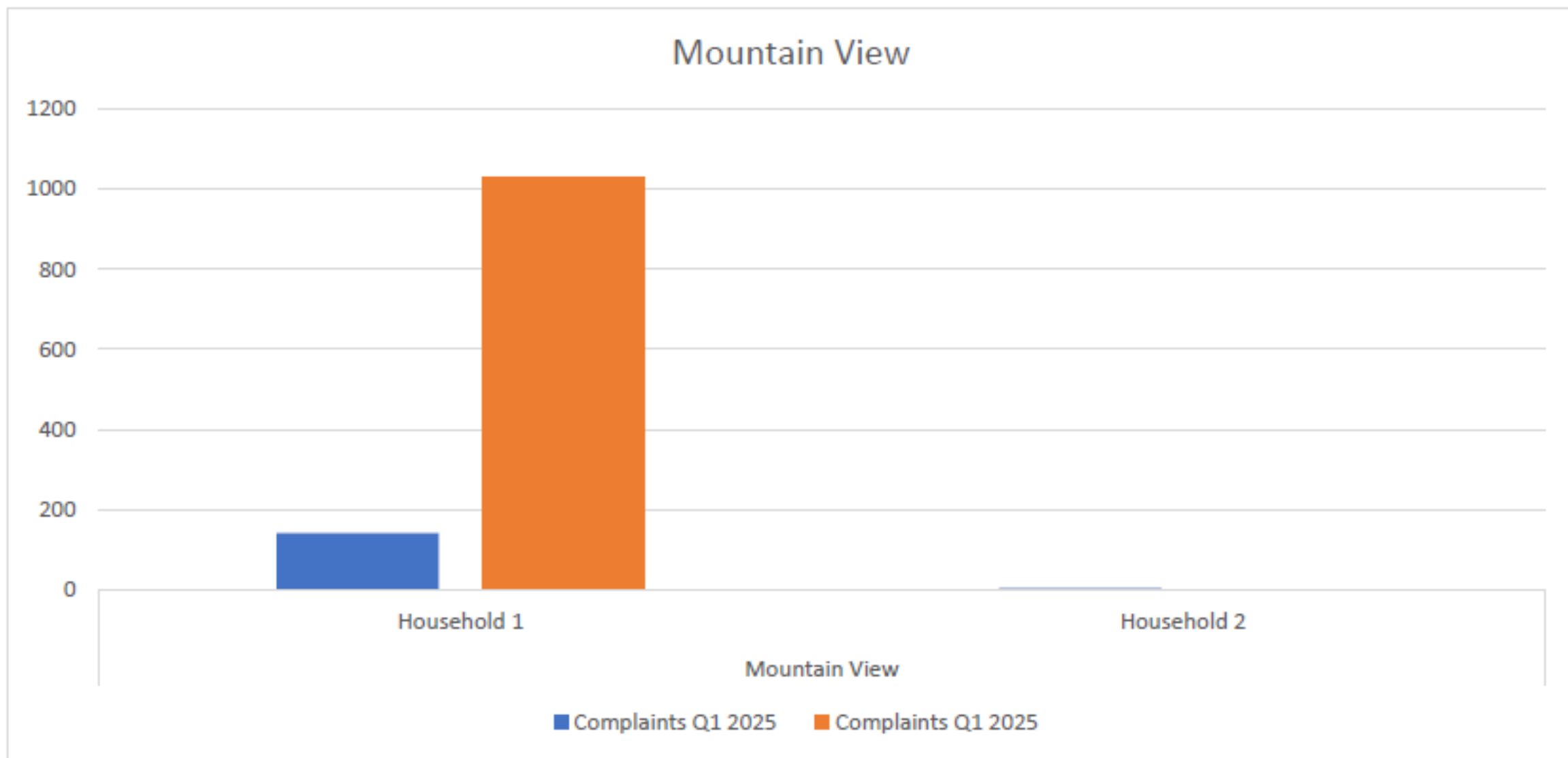
Quarterly Noise Comparison





City	Resident	Complaints Q2 2025	Complaints Q1 2025	Diff	Avg
Sunnyvale	Household 1	393	2,455	-84%	-87%
	Household 2	179	1,578	-89%	
	Household 3	141	1,186	-88%	
	Household 4	120	1,153	-90%	
	Household (5-13)	43	275	-84%	
	Total	876	6,647	-87%	
City	Resident	Complaints Q1 2025	Complaints Q1 2025		
Mountain View	Household 1	140	1,029	-86%	
	Household 2	3	0	300%	
	Total	143			





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VII. Business

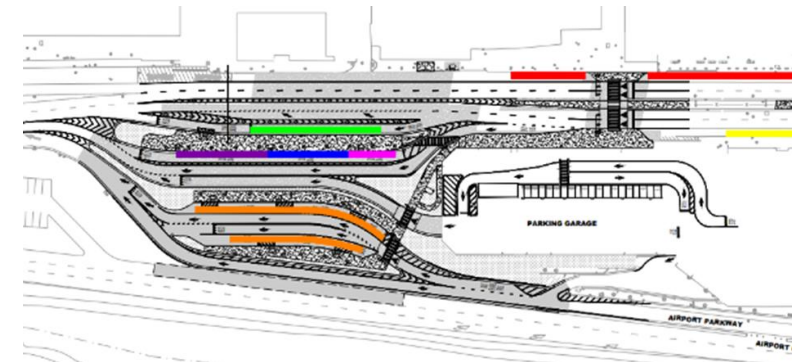
- A. Capital Update
- B. Coleman RFP Planning Update
- C. Economic Impact of Airport
- D. Legislative Update

Capital Program Updates

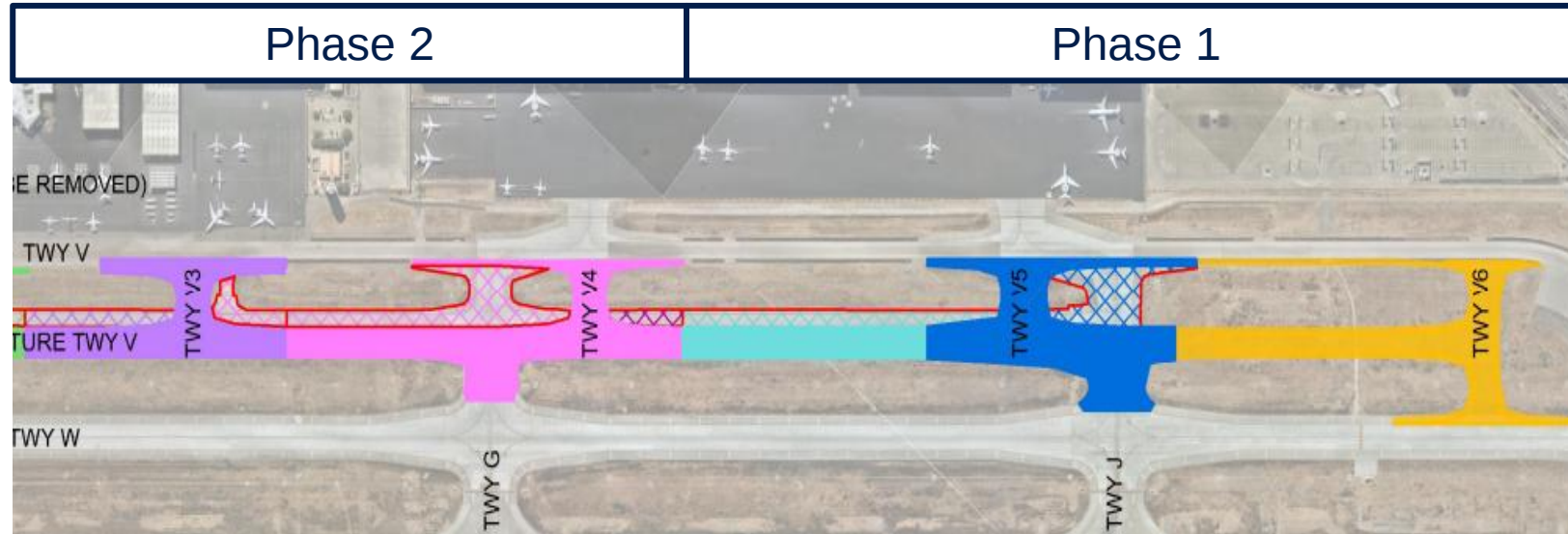
- **Terminal A Baggage Claim Escalators Replacement** First escalator complete and operational. Second escalator under construction; estimated completion 9/5/25.
- **Facilities Building** Construction complete. Buildings occupied. Project Final Acceptance extended to Nov 2025.
- **ADA Upgrades Phase 3A – Terminal Buildings** Under construction. Major restroom upgrades completed. Final FIDS scope to be completed in Aug. Signage scope in progress. Substantial completion extended to 8/30/25.
- **ADA Upgrades - Terminal A Ground Transportation** Bid Opening 3/27/25. Granite Rock is apparent low bidder at \$21,158,240. FAA funding application submitted and under review.
- **ADA Upgrades Phase 3B - ConRAC** Design started July 2025

Liaison Projects

- **PD Hangar** Under construction. Current substantial completion 10/30/25.
- **Air Traffic Control Tower** by FAA. Design completion estimated Fall 2025.
Construction start estimated Summer 2026.



- **New Taxiway Victor Phase 2** Under construction.
Project completion expected in October 2025.
- **Perimeter Protection Project** Construction complete.
Project closing out in Q2 of FY26.
- **Admin Parking Lot Safety Upgrades** Construction complete. Awaiting retention release. Project completion in Q1 of FY 26.



Tenant Improvement – Upcoming Construction Projects

Food/Beverage and Retail Concessions projects for 2025 - 2026

- SSP Projects
 - Under Construction: Mi Casa Cantina- TCO target late Aug 2025
 - Under Construction: Pizza My Heart/Bad Egg- TCO target late Fall 2025
- Paradies Retail Projects
 - In design and permitting: 4 locations to open late January 2026
 - SJC Exchange; Poppy's Essentials; The Goods; Plaza de San Jose.



Upcoming Projects/Studies

Projects	4/25-6/25	7/25-9/25	10/25-12/25	1/26-3/26	4/26-6/26	7/26-9/26	10/26-12/26	1/27-4/27
Aircraft Waste Disposal and Fuel Service Relocation	On Hold							
Taxiway V Phase 2								
Taxiway V Phase 3	Contigent on AIG Funding							
Terminal Infrastructure and Utilities Upgrade	Discussion to begin in FY 26 with local funding							
Baggage Handling System	On Hold							
Airfield Preventive Pavement Maintenance								
Belly Freight Facility	On Hold							
Camera Infrastructure Upgrade								
Terminal A Garage Sprinkler Replacement								
Short Term Parking Garage	On Hold							
TA Baggage Claim Carousels								
TA Ramp Rehabilitation	On Hold							
TB Ramp Rehabilitation	On Hold							
Perimeter Fence Line Upgrades	Contigent on AIG Funding							

Color Code	
Phase 1: Development & Feasibility	
Phase 2: Property & Land	
Phase 3: Design	
Phase 4: Bid and Contract Award	
Phase 5: Construction	
Phase 6: Close Out	



Thank you



**SAN JOSE
MINETA
INTERNATIONAL
AIRPORT**

Commercial Land Use Development

Airport Commission Meeting

AUGUST 11, 2025



General Plan Designation, Zoning, and Size

- **Number of sites:** 4
- **Combined Acres:** 11.90 acres
- **Combined Sq.Ft.:** 518,365
- **General Plan Designation:** Combined Industrial/Commercial Use
- **Zoning District:** OS(PD) Open Space Planned Development

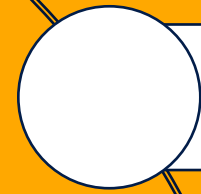
Permitted Uses Site 1

<u>LAND USE</u>	<u>P (Permitted) or S (Special Use Permit Required)</u>
Any use without a permanent fully enclosed building on-site	S
Certified farmers market – small	S
Neighborhood agriculture	S
Nursery, plant	P
Off-street parking establishment	S
Outdoor Vending – Fresh Fruits and Vegetables	P

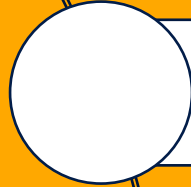
Permitted Uses Sites 2-4

Animal boarding (S)	Dry cleaner	Outdoor dining, incidental to a public eating establishment
Animal grooming	Financial institution	Outdoor vending - fresh fruits and vegetables
Any use without a permanent fully enclosed building on-site (S)	Health club, gymnasium	Personal services
Auto dealer, wholesale, no on-site storage	Instructional art studios	Public eating establishments
Business support use	Laundromat	Recreation, commercial/outdoor
Car wash, detailing (S)	Mini warehouse/Mini storage (S)	Retail art studio
Caterer	Neighborhood agriculture (S)	Retail bakery
Certified farmers' market - small (S)	Nursery, plant	Retail sales, goods, and merchandise
Commercial kitchen	Office, general business	Veterinary clinic
Drive-through in conjunction with any use (S)	Off-street parking establishment (S)	Winery, brewery, and distillery

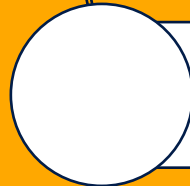
The Ideal Proposer



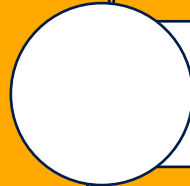
Technical and Design Expertise



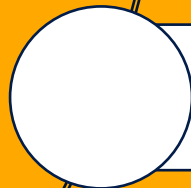
Demonstrated Financial Capacity



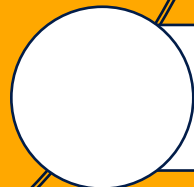
Industry Knowledge (Local Market)



Relevant Experience



Operation and Management



Environmental and Sustainability

1.0

RFP Terms and Conditions Overview

Goals and Objectives

Maximize Revenue	Community Benefit	Compliance	Environmental & Sustainable
Develop the four sites for the highest and best use, to generate the highest possible revenue for the Airport and the Developer	Develop the sites to create new employment opportunities and foster economic vibrancy to benefit the community	Ensure all aspects of the development comply with the FAA and City of San José's approved use regulations	Incorporate sustainable and environmentally responsible practices, including green building standards, energy-efficient designs, and a commitment to minimizing environmental impact

RFP Key Terms

Term: 30-50 years

Term is mutually binding by both parties

Minimum Capital Investment: \$38M-\$55M

Minimum Bid: \$2.1M (annual)

Desired Option: Profit Share

Revenue to increase by 2% annually

Total minimum estimated revenue over 30-50 years:
\$84M-\$176M

Minimum Capital Expenditure



DOLLARS INVESTED		TERM	
\$13,172,299	-	\$21,404,986	15 to 20 years
\$21,404,986	-	\$29,637,672	20 to 25 years
\$29,637,672	-	\$37,870,359	25 to 30 years
\$37,870,359	-	\$46,103,046	30 to 35 years
\$46,103,046	-	\$54,335,733	35 to 40 years
Greater than		\$54,335,733	Negotiable

Resolution No. 73838

RFP

Key Terms

50% Discounted rent during construction up to one year from execution of Lease

Developer to set aside funds to maintain the sites during the term of the Lease

Developer may assign or sublease under the same T&C of the agreement with Director approval

Development Restrictions

Population Density

Noise Ordinance

FAA mandated approach lighting restrictions

FAA mandated height restrictions

Site 3: Ingress and egress restrictions, City water main

Site 3 and 4: DOT mandated building setback and bike lane

2.0

Next Steps and RFP Timeline



Commercial Land Use Development RFP Industry Day

Where: SJC Administrative Office
1701 Airport Blvd. Ste. B-1130
San José, CA 95110

Date: Tuesday, September 23, 2025

Time: 9:00 a.m. - 1:00 p.m.

For more information and registration for
Industry Day, please visit
www.flysjc.org/colemandevelopment

RFP Estimated Timeline



A wide-angle photograph of the San Jose Convention Center at night. The building's large, curved glass facade is illuminated from within, reflecting the city lights. In the foreground, a covered walkway with white columns runs along the building. A street with traffic, including cars and a bus, is visible in front of the walkway. A tall street lamp stands on the right side of the image.

Questions?





Economic Impact of SJC

Matthew Kazmierczak



Economic Impact of the San Jose Mineta International Airport

- Methodology
 - Study was conducted by Joint Venture Silicon Valley's Institute for Regional Studies
 - Used IMPLAN – Economic Impact Analysis Software, which models input-output multiplier
 - Evaluates:
 - Direct – Economic activity from direct spending by the Airport (salaries, construction, etc.)
 - Indirect – Secondary impacts. Money from Airport on supply chain or other activities supports other businesses. Often considered “business-to-business” spending.
 - Induced – Tertiary impacts. Impact that results from the spending of individuals who are employed or have more income to the direct and indirect effects. Often considered “household spending”
- Model
 - Construction and On-Airport Operations
 - Visitor Impact

Airport Construction and On-Airport Business

Economic Activity:

- 8,050 Jobs
 - 5,100 Direct Jobs
 - 2,950 Indirect and Induced Jobs
- \$848 million in payroll
- \$2.6 billion in Economic Output

Visitor Impact

Economic Activity:

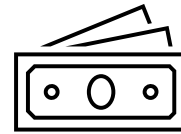
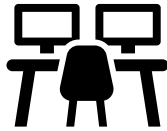
- 11,200 Jobs
 - 9,500 Direct Jobs
 - 1,700 Indirect and Induced Jobs
- \$711 million in payroll
- \$1.7 billion in Economic Output

Total Impact



Economic Activity:

- 19,200 Jobs
 - 14,600 Direct Jobs
 - 4,600 Indirect and Induced Jobs
- \$1.6 billion in payroll
- \$4.3 billion in Economic Output



Total Impact

Taxes:

- California
 - **\$185 million** in tax revenue to the State of California
- Santa Clara County
 - **\$55 million** in tax revenue to the County
- Cities in Santa Clara County
 - **\$67 million** in tax revenues to the Cities in the County



VII.F. Legislative Update



TO: AIRPORT COMMISSION

FROM: Matthew Kazmierczak
Division Manager

SUBJECT: Legislative Update

DATE: July 23, 2025

FEDERAL

H.R. 1 ("Big Beautiful Bill")

This large budget-reconciliation bill includes provisions that will impact airports and aviation:

- \$12.5 billion allocated for air traffic control upgrades
- 5,000 new CBP officers, some of whom will assist at airport ports of entry

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Meeting Schedule and Agenda Items

- Next meeting:
 - November 10, 2025
- Tentative Topics from the Workplan for November 10
 - Marketing Update
 - Legislative Update
 - Quarterly Noise Report Noise
 - Community Noise Concerns

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