

ST. LOUIS AIRPORT COMMISSION

**Wednesday, February 6, 2008 - 2:00 P.M.
JoAnne Wayne Conference Room**

Members Present: Mr. Bales, Mr. Esterline, Ms. Green, Mr. Krekeler, Mr. Lipman, Ms. Morrell-Charles, Mr. McNutt, Mr. Nash, Ms. Osborn, Mr. Saracino, Mr. Schembre, Mr. Vaccaro, Ms. Young and Chairman Hrabko

Members Absent: Mr. McKinney, Mr. Reed, and Mr. Sauget

Airport Staff: Below, Bill, Bradley, Doss, Kinsey, Kopinski, Korte, LaBoube, Lazarus, Lea, Salarano, Singer, Slay, Thomas, Verret, Waddle, Ware and Zell

Legal Department: Pandolfo

Guests: Marilyn Bush, Bank of America; Ollie Dowell, Ollie Dowell Communications; Tim Embree, Mayor's Office; Candice Gordon, Comptroller's Office; Audrey Jones, PCA, Inc; Ivy Neyland-Pinkston, Comptroller's Office; Rev. Joseph L. Parisi; Matthew S. Podell, XPresSpa; William H. Swift, XPresSpa; Judie Wise, Bookmark;

News Media: Ken Leiser, ST. LOUIS POST DISPATCH

The Meeting was called to order at 2:06 P.M.

Chairman Hrabko introduced Susan Kopinski, the recently named Deputy Director of Finance and Administration for the Airport.

1. Approval is requested for the Minutes of the Wednesday, January 9, 2008 Commission Meeting.

A motion for approval was made by Mr. Nash and seconded by Mr. Saracino and the motion carried unanimously.

2. **ORDINANCES**

Approval is requested for the following draft ordinances:

- A. This Draft Ordinance authorizes a Second Supplemental Appropriation in the amount of \$100,000 from the Airport Development Fund into the Building Projects Ordinance 67101 approved June 5, 2006.

A motion for approval was made by Mr. Vaccaro and seconded by Mr. McNutt.

Mr. Below provided the details of the Draft Ordinance and recommended approval.

After further discussion a vote was taken and the motion carried unanimously .

- B. This Draft Ordinance authorizes a Second Supplemental Appropriation in the total amount of \$17,044,000 as follows: a) \$17,009,000 from the Series A Commercial Paper Construction Account of the Commercial Paper Construction Fund and b) \$35,000 from the Airport Development Fund into the Airport Schedule F CIP Project Ordinance 67357 approved December 19, 2006.

A motion for approval was made by Mr. Vaccaro and seconded by Mr. Saracino.

Mr. Below provided the details of the Draft Ordinance and recommended approval. This Ordinance begins funding for the Airport Experience Program (“AEP”) for improvements to the Main Terminal in the amount of \$15.5 million with \$1.5 million for other Airport Capital Improvement projects.

Mr. Krekeler asked how long the projects will take. Mr. Bradley stated that this is the initial funding for the first phase of the AEP. Work is scheduled to begin in May of this year and will wrap up in February 2010.

At this time Commissioner Lipman entered the meeting.

Ms. Osborn asked for a report on the first phase of the Airport Experience Program. Mr. Bradley stated that the first phase will include: the Main Terminal dome renovation, the replacement of the baggage claim carousels, entrance monuments and a signage package on the roadways; architectural, mechanical, electrical, plumbing and special systems in the ticketing hall and mid-level of the Main Terminal; and Concourses A, B, and C architectural and mechanical, electrical, plumbing and special systems.

Mr. Hrabko stated that as soon as the Airport has an architect on board, a briefing update will be presented to the Commission.

At this time Commissioner Green entered the meeting.

After further discussion a vote was taken and the motion carried unanimously.

3. **OPERATIONS**

- A. Award and approval of a Service Agreement to ABM Janitorial Services-North Central, Inc. d/b/a ABM Janitorial Services to provide A, B, C, D & E Concourses, East Gates, Customs, & B & C Connector Cleaning Services for the Airport. The Agreement commences on April 1, 2008 and shall end on March 31, 2011. The total Not-To-Exceed Contract Amount is \$7,259,721.00.

A motion for approval was made by Mr. Nash and seconded by Mr. Esterline.

Mr. Korte provided the details of the Agreement and recommended approval.

Ms. Osborn asked for an evaluation of ABM. Mr. Korte stated that due to some recent occurrences, supervisors had been replaced and ABM's services have improved markedly.

Mr. McNutt asked about the Airport policy in regard to the cleanliness of the restrooms. Mr. Korte stated that as part of the contract a supervisor must check restrooms every 30 minutes and sign off on a form posted in the restroom; this policy was implemented 6 months ago.

Ms. Young asked why there is a three year contract on this Agreement. Mr. Korte stated that three years is a long enough term to give the Airport a good price on services and is also the maximum length of time legally permitted for Airport service contracts not authorized by a specific ordinance.

Ms. Osborn asked what the City employed custodians jobs entail as opposed to the contract employees. Mr. Korte stated that the City employees work in the public areas of the Main Terminal and East Terminal. The contract workers are assigned to the concourses and security checkpoints.

After further discussion a vote was taken and the motion carried unanimously with Mr. Vaccaro abstaining since the successful bidder and another bidder are customers of his.

4. **PROPERTIES**

Approval is requested for the following items:

- A. Lease Agreement with Airport Terminal Services, Inc., AL-413

A motion for approval was made by Mr. Saracino and seconded by Ms. Morrell-Charles.

Ms. Verret provided the details of the Lease Agreement and recommended approval.

After further discussion a vote was taken and the motion carried unanimously.

B. Award of the Airport Spa Concession Agreement to XpresSpa St. Louis Airport, LLC., AL-431

A motion for approval was made by Mr. Vaccaro and seconded by Mr. Saracino.

Ms. Verret provided the details of the Agreement and recommended approval. An XPresSpa, LLC will be located on the C Concourse in the Main Terminal and another located at the East Terminal. Chairman Hrabko noted that the Airport is providing services to customers that involve more than refreshments and material items.

Mr. Nash asked on what side of the security checkpoints the spas will be located. Ms. Verret stated that the spas will be on the secure side of the concourse.

Mr. McNutt asked how long has the company been in business and with how many locations. Ms. Verret stated XPresSpa has been in business since 2003 and they have 14 locations with the closest in Pittsburgh.

Mr. Krekeler asked that most of the contracts approved were 3 years, why is the XPresSpa contract term for 5 years. Ms. Verret stated that the length of this contract is typical for a concession contract providing specialty services and requiring an investment for build out by the lease. Chairman Hrabko stated that this was the Airport's first contract going beyond the traditional news, gift and food services provided by the Host and Paradies Shops concession.

After further discussion a vote was taken and the motion carried unanimously.

C. Lease Agreement with the Byassee Partnership, AL-189

A motion for approval was made by Mr. Nash and seconded by Ms. Green.

Ms. Verret provided the details of the Agreement and recommended approval.

Mr. McNutt asked why the Airport is leasing this property rather than selling it. Chairman Hrabko noted that the Airport has often sold excess properties in the past. The Airport is taking a new approach in that by leasing property this will generate an ongoing income stream for the Airport.

After further discussion a vote was taken and the motion carried unanimously.

D. First Amendment to the Airport Use and Lease Agreements

A motion for approval was made by Mr. Vaccaro and seconded by Mr. Saracino.

Mr. Kinsey provided the details of the First Amendment and recommended approval.

After further discussion a vote was taken and the motion carried unanimously.

5. **OTHER BUSINESS**

Chairman Hrabko stated that the enplanements numbers for 2007 were published and Lambert had 7,715,340 passenger enplanements. The connecting component was up 1.5% over last year; this increase took place over the first six months of the fiscal year which is the last six months of the calendar year.

Quizno's Restaurant opened this week on the B Concourse; the Airport is very pleased to welcome this new business.

The Airport Newsletter will be distributed in the next two weeks. Mr. Jeff Lea of Public Relations publishes the newsletter.

On February 14, Valentine's Day, the Airport and Paradies Shops will have a promotion for arriving passengers. There will be flowers and candy for sale and guitarists for entertainment.

Chairman Hrabko noted that this is the last meeting for Commissioner John Krekeler. Mr. Krekeler has served on the Commission for 8 years. A plaque was presented to Mr. Krekeler on behalf of the staff and the Airport Commission. Mr. Krekeler thanked Chairman Hrabko and the Commission.

6. **NEXT MEETING**

Wednesday, March 5, 2008

7. **ADJOURNMENT**

There being no further business, the meeting adjourned at 2:35 P.M.