

## ST. LOUIS AIRPORT COMMISSION

Wednesday, June 4, 2008 - 2:00 P.M.  
JoAnne Wayne Conference Room

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

Members Absent: Mr. Reed and Mr. Schembre

Airport Staff: Bill, Bradley, Kinsey, Kopinski, Korte, Lazarus, Lea, Linton, Mason, Mays, Russell-Taylor, Salarano, Slay, Spencer, Taylor, Thomas, Verret, Waddle, Ware, Wright, and Zell

Legal Department: Pandolfo

Guests: Marilyn Bush, Bank of America; Kevin Cahill, Edward Jones; Tim Embree, City of St. Louis; Natalie George, Intern/STLAA; James Ivanovich, Intern/STLAA; Martha Linsley, Lehman Brothers; Chuck Reitter, Unison; Jeremy Smith, InMotion Entertainment; Dorothy Spates, Ollie Dowell Communications; Mike Wesche, American Airlines; Judie Wise, BookMark

News Media: Kevin Killeen, KMOX

The Meeting was called to order at 2:00 P.M.

Chairman Hrabko called for a moment of silence in remembrance of the Airport's late colleague, Mr. Kenneth Below, Assistant Airport Director of Finance and Accounting.

### MINUTES

1. Approval is requested for the Minutes of the Wednesday, May 7, 2008 Airport Commission Meeting.

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

2. **ORDINANCES**

- A) Draft Ordinance ratifying and adopting the actions of the Mayor and the Comptroller of the City of St. Louis in accepting the execution on behalf of the City, FAA Grant Agreement No. 3-29-0085-113-2008 dated April 28, 2008. The Grant Agreement obligates the federal government to reimburse the City up to \$1,287,534 for direct costs associated with the rehabilitation of Taxiway D (N to M and L to K) Phase 2.

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

Ms. Kopinski provided the details of the Ordinance and recommended approval.

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

- B) Draft Ordinance establishing and authorizing a public work and improvement program (Building and Environs Projects) at the Airport consisting of capital improvement projects for the purchase, replacement, and rehabilitation of certain loading bridges including all necessary renovations and improvements to the related gate areas and associated Airport structures and environs. The total estimated cost for the Building & Environs Projects is \$641,080 and the initial appropriation is in the amount of \$641,080 from the Airport Development Fund

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

Ms. Kopinski provided the details of the Ordinance and recommended approval.

At this time Commissioner Morrell-Charles entered the meeting.

Ms. Young inquired about the loading bridges that were previously purchased by American Airlines. Ms Kopinski stated there were some bridges purchased that were thirty years old; these are newer bridges and the older bridges are being retired.

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

- C) Draft Ordinance authorizing the execution of the Agreement and Contract of Sale for the sale of approximately 3 acres of surplus property between the City and Hunter Engineering Company (“Buyer”), the execution and delivery of the Quit Claim Deed by the City to the Buyer, and the execution of any attendant documents and instruments by appropriate City officials. The Purchase Price of \$1,175,000 is to be paid to the City at the Closing. The execution and delivery by the City of the Sales Agreement and the instruments contemplated in this draft Ordinance are expressly conditioned on the FAA’s prior approval of: i) the release and sale of the surplus property to the Buyer, ii) the provisions of the

Sales Agreement including, without limitation, the Purchase Price of \$1,175,000, and iii) any other related matter required to be submitted to and approved by the FAA.

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

Ms. Kopinski provided the details of the Ordinance and recommended approval.

Mr. Sonderegger asked where the money is deposited once the Contract of Sale is completed. Ms. Kopinski stated that the money is deposited into the Airport Development Fund (later corrected: PFC Account). Chairman Hrabko added that the Airport would have no use for this property and though it is not the Airport's policy to sell, based on the negotiations which resulted in the purchase price being two and one half times the value; this was the best route to take.

Mr. Sonderegger asked how the Airport originally acquired the property. Ms. Kopinski stated that this property was acquired through the W-1W Expansion Program. Mr. Slay explained that this property was acquired for the relocation of Lindbergh Boulevard.

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

### 3. **PROPERTIES**

Approval is requested for the following item:

- A) First Amendment to American Airlines Equipment Operating Lease AL-388

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

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

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

- B) Lambert St. Louis International Airport Restated and Amended Concession Agreement (Multimedia Book Store) with Bookmark-INMOTION STL, LLC AL-105.

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

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

Ms. Osborn asked for more information on Bookmark and asked if it is a locally-owned company. Ms. Verret acknowledged that it is a locally-owned company and owned by Judie Wise, a 100% DBE operator. Ms. Wise, who was present at the meeting, stated that she has a teacher's supply store and a bookstore in St. Charles.

Mr. Lipman asked if some of the Bookmark locations were going to close. Ms. Verret replied that one location in Concourse C is already closed. The Business Center and bookstore located in the Main Terminal will be closed and returned to the Airport for high end retail.

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

4. **AIRPORT OFFICE OF CERTIFICATION AND COMPLIANCE**

- A) Approval of the First Amendment to the Professional Service Agreement with G. Blackwell & Associates, Inc. to provide MBE, WBE, and DBE Certification and Compliance Support Services for the Airport. The Agreement commenced July 1, 2003 and by this First Amendment is being extended three (3) months and shall now end on September 30, 2008. The total Not-To-Exceed Contract Amount shall be \$490,000.00, an increase of \$40,000.00. The purpose of this First Amendment is to extend the contract term three (3) months and increase the Contract Not-To-Exceed Amount.

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

Ms. Kopinski provided the details of the First Amendment and requested approval. She stated that a new contractor to provide for these services has been selected and negotiations are currently taking place. Blackwell and Associates, Inc will continue to provide services under this First Amendment until the negotiations are completed and that contract is approved. In response to questions from Ms. Green, Ms. Kopinski and Mr. Thomas stated that these were typical negotiations with a new contractor. Mr. Thomas stated that the DBE office has budgeted an additional \$50,000.00 a year for the new certification consultant contract to allow for higher rates and to provide for certification training as well as compliance work at the Airport's option. The Airport has not exercised these options with the current contract and does not anticipate using the option in the new contract, although it is available.

Mr. Thomas added that this Amendment will be initially paid for by the Airport but will then be 100% reimbursed by the St. Louis Development Corporation.

Ms. Osborn asked if the Certification Office was not happy with the performance of the contractor. Mr. Thomas indicated that the Selection Committee made the decision to select the new company based on its presentation and qualifications.

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

5. **OPERATIONS**

- A) Award and approval of the Service Agreement to Midwest Elevator Co., Inc. to provide Elevator, Escalator, and Power Walk Services for the Airport. The Agreement will commence on July 1, 2008 and will end on June 30, 2011. The Contract Not-To-Exceed Amount is \$3,375,000.00.

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

Mr. Slay provided the details of the Service Agreement and recommended approval. Mr. Slay explained to the Commission that KONE, the highest bidder, did file a protest on the basis that it was the only qualified bidder and that the successful bidder, Midwest Elevator Co., Inc. failed to make sufficient Good Faith Efforts to meet the MBE/WBE Utilization goals. The protest was rejected by the Airport. The KONE bid was \$400,000.00 a year higher. The Airport recommended Midwest Elevator for this Service Agreement.

Mr. McKinney asked what company has the current contract. Mr. Slay replied that the Airport had a service agreement with another company from May 1, 2006 to April 2, 2009 and the Airport was not happy with the service provided by that company and discontinued service October, 2007. The Airport has been working with Midwest Elevator on a Purchase Order basis until the Airport could put together a Service Agreement.

Mr. McKinney inquired about the MBE/WBE/DBE participation. Mr. Slay stated that Midwest Elevator Co., Inc. has agreed to continue to make a Good Faith Effort to acquire participation and Jack Thomas has been working on certifying MBE contractors for participation.

Mr. Sonderegger asked how the Airport determined the KONE protest was not valid. Mr. Slay stated that the company disputed the minority participation and KONE stated that they were the only qualified company to bid on this contract. The Airport disagreed. Midwest met the qualifications, provides similar services for a number of other entities and has been working successfully for the Airport for the last seven months. Midwest Elevator is being monitored and is doing a fine job for the Airport. In regard to the MBE/WBE Utilization goals, the Airport Office of Certification and Compliance has determined that Midwest Elevator Co., Inc. made sufficient Good Faith Efforts and will be required to continue to do so under the Agreement.

Mr. Vaccaro asked if Midwest is a union company. Mr. Slay replied yes, it is.

Ms. Morrell-Charles complimented Mr. Slay and his staff on the abstract and lay-out included in the Commission packet.

Ms. Green noted that mid-level escalators are down and asked how the Airport is assured that Midwest will work out. Mr. Slay stated that the Airport has had experience with Midwest since October. The escalators are down on the east end of the garage due to structural reasons. The Airport will replace those escalators with elevators, this will take approximately six months to complete.

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

6. **OTHER BUSINESS**

There was discussion on changing the next Airport Commission Meeting to Wednesday, July 9, 2008 instead of July 2 due to the Fourth of July holiday.

7. **NEXT MEETING**

Rescheduled to Wednesday, July 9, 2008

8. **ADJOURNMENT**

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

The foregoing was approved by the Airport Commission at its meeting on Wednesday, July 9, 2008.

---

Richard E. Hrabko, AAE  
Chairman

---

Date