

AIRPORT COMMISSION

MINUTES

**Wednesday, October 2, 2019 - 2:00 P.M.
Lindbergh Conference Room**

Members Present: Mr. Cantwell, Ms. Davis, Ms. Fowler, Dr. Gaal, Mr. Jenkins, Mr. Kling, Dr. Nemanick, Ms. Osborn, Mr. Sauget, Mr. Stelzer, Ms. Teitelbaum and Chairperson Hamm-Niebruegge

Via Telephone: Ms. Green

Members Absent: Mr. Bales, Mr. Fitzgerald, Mr. Reed

Vacancy: One

Airport Staff: Baalman, Beckmann, Bollinger, Collins, Conner, Glasener, Gooding, Jones, Kinsey, Kulinsky, Lea, Link, Morris, Ommen, Ramos, Ruth, Salarano, Sindi, Spencer, Stella, Stoffel, Strong, Wilkerson, Williams

Legal Department: Pandolfo, Diekhoff, Emmel

Guests: Ryan Coleman, Comptroller's Office; Gerry Connolly; LaTaulia Kenner, Comptroller's Office; Jameson Ramirez, SEIU Local 1; Gretchen Rowe, Enterprise Holdings; Lynn Sansone, GEM Transportation; Andy Stokes, Enterprise Holdings; Kathleen Strout, Civic Progress; Kevin Wilson, GEM Transportation

Media: Brandon Geier, First Rule

The Meeting was called to order at 2:03 P.M.

1. **MINUTES**

Approval is requested for the Minutes of the September 4, 2019 Airport Commission meeting.

A motion for approval was made by Dr. Nemanick and seconded by Mr. Stelzer.

There being no discussion, a vote was taken and the motion carried unanimously.

2. **OPERATIONS**

Approval of the Second Amendment to the Agreement with ServiceMaster Contract Services, Inc. to provide the Airport with Carpet Cleaning Services. The Agreement started on November 1, 2015 and will now end on October 31,

2020. The Not-To-Exceed Contract Amount will be increased by \$118,919 from \$370,284 to \$489,203. The Second Amendment extends the term of the Agreement by 12 months and increases the Not-To-Exceed Contract Amount by \$118,919.

A motion for approval was made by Mr. Stelzer and seconded by Ms. Fowler.

Mr. Stella provided the details of the Second Amendment to the Agreement as set out in the Executive Summary included with the agenda items and recommended approval of the motion.

This 2nd Amendment for carpet cleaning at the Airport extends the current Agreement for one year. An additional 31,583 sq. ft. of cleaning area was added to this contract extension, which is a 66% increase in cleaning area.

A discussion took place regarding the continued requests for one-year extensions and the length of time this practice will continue. The Chairperson again advised that the Airport has been asked to extend all current service contracts for one year, when possible, while privatization is being considered. If privatization does occur, it would likely not be until December 2020, followed by a two-year transition period.

Several of the Commissioners expressed displeasure and frustration with the continuation of one-year extensions and would prefer to have these contracts rebid. The Chairperson assured the Commissioners that she would relay the Commissioners' comments and concerns to the Mayor's Office and the Airport Advisory Working Group.

At this point in the meeting, the discussions involved subjects not related to the Motion on the table. As such, the conversation regarding privatization continued during the Other Business portion of the agenda.

After further discussion, a vote was taken and the motion carried with Commissioner Davis, Commissioner Gaal and Commissioner Stelzer voting Nay.

3. **PROPERTIES**

A. Cargo City Lease Agreement with CRD & Associates, Inc. (AL-134)

A motion for approval was made by Dr. Nemanick and seconded by Ms. Teitelbaum.

Mr. Salarano provided the details of the Cargo City Lease Agreement as set out in the Executive Summary included with the agenda items and recommended approval of the motion.

This three-year Cargo City Lease Agreement covers 10,000 sq. ft. of outdoor space to be used for the striping of the gate areas used by the airlines. Revenue to the Airport will be \$3,300 annually. The Agreement contains a 30-day cancellation provision.

There being no discussion, a vote was taken and the motion carried unanimously.

B. Airline Operating Agreement with Atlas Air Worldwide Holdings, Inc.
(AL-136)

A motion for approval was made by Mr. Stelzer and seconded by Mr. Kling.

Mr. Salarano provided the details of the Airline Operating Agreement as set out in the Executive Summary included with the agenda items and recommended approval of the motion.

This Airport Operating Agreement allows Atlas Air Worldwide Holdings, Inc. the use of the airfield and the Terminal Building Space Permit allows for use of the terminals. The Agreement and Permit began on October 1, 2019 and will continue until June 30, 2021, which is the termination date of the current Airline Use/Operating Agreements.

There being no discussion, a vote was taken and the motion carried unanimously.

C. First Amendment to the On-Airport Passenger Vehicle Rental Concession Agreements with:

The Hertz Corporation;	Avis Rent a Car
National Rent a Car	Enterprise Rent a Car
Budget Rent a Car System	Alamo Rent a Car
Thrifty Car Rental	

A motion for approval was made by Mr. Kling and seconded by Mr. Stelzer.

Mr. Salarano provided the details of the First Amendment to the On-Airport Passenger Vehicle Rental Concession Agreements as set out in the Executive Summary included with the agenda items and recommended approval of the motion.

This First Amendment to the Agreement extends the term for one year to end on December 31, 2020. Revenue to the Airport will remain at the amount received from Terminal 1 rental rates for the car rental counters, plus the greater of either each company's respective Minimum Annual Guarantee (MAG) or 10% of its gross receipts.

Following a discussion regarding the difficulty in getting higher ACDBE participation percentages, the Commissioners were advised that efforts continue to locate certified ACDBE companies with which these concessionaires may conduct business in order to increase their participation numbers.

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

OTHER BUSINESS

Supervisor of the Quarter

Claralyn Bollinger of the Airport's Security Operations Department, was nominated for the enthusiasm and exceptional customer service she exhibits while handling the badging of all employees and contractors at the Airport. Ms. Bollinger leads her employees by example when handling what can often be hundreds of badge renewals per day.

Employee of the Quarter

Officer Alonzo Wilkerson was nominated for his dedication to the employees, tenants and traveling public at the Airport. Officer Wilkerson took the initiative to secure the arrest of a suspect that was becoming a security risk, when other efforts had failed.

Business Diversity Program Update

Amber Gooding, Airport Assistant Director, delivered a PowerPoint presentation entitled *Business Diversity Programs Update*, a copy of which is kept with the official minutes of these proceedings.

The Business Diversity Development Office ("BDD") handles the certification of minority firms for contracts dealing with the City of St. Louis and St. Louis Lambert Airport. The certifications are categorized as Disadvantaged Business Enterprises ("DBE") and Airport Concession Disadvantaged Business Enterprises ("ACDBE") (federal programs), Minority Business Enterprises ("MBE") and Women-Owned Business Enterprises ("WBE") (City and Airport programs). Under an Agreement, the BDD Office handles these same services for St. Louis County.

BDD received 144 applications for certification during the period of July 2018 through June 2019 ("FY '19"). Of the 144 applications received, 110 were approved.

There are currently 872 firms certified as either DBE, MBE or WBE firms. The ethnicity of these firms is African-American, Caucasian, Hispanic, Asian, Subcontinent Asian American, Native American and Other.

City MBE/WBE Goals:

General Service Contracts: the goal was 25% MBE and 5% WBE. The actual participation during the past year was 34% MBE and 7% WBE.

Construction & Professional Service Agreements: the goal was also 25% MBE and 5% WBE. The actual participation was 27% MBE and 9% WBE.

Federal DBE and ACDBE Goals:

Construction & Professional Service Agreements: the goal was 21%. The actual participation was 19%.

Concessions:

Non-Car Rental: the goal was 27.9%. The actual participation was 38%.

Car Rental: the goal was 1.6%. The actual participation was 1%

BDD works closely with a variety of community and agency partners to conduct workshops throughout the year. Twenty-one Certification and Business Opportunity Workshops were held during the FY '19. These workshops educate companies interested in becoming certified (ACDBE, WBE or MBE) and are listed on the BDD website. For further information, or to register for one of the workshops, see the following link:

<https://www.flystl.com/business/business-diversity-development-1/business-diversity-development>.

Continuation of Discussion regarding Privatization

In furtherance of this discussion, the Commissioners requested clarification on several subjects and then requested that their concerns be communicated to the City administration. They further requested that a representative of the City appear at a future public meeting to explain the rationale for the decision to continue extending the contracts vs. rebidding them.

The Chairperson assured the Commissioners that their questions and concerns would be relayed to the City administration.

An Airport Advisory Working Group meeting, held on the morning of October 2, 2019, was convened for a potential vote on issuing the Request for Proposals. Although the Airport Advisory Working Group meeting took place, the vote was postponed until Friday October 4, 2019.

The 9th Annual Art of Travel, which raises funds for art exhibits at the Airport, will be held October 3, 2019.

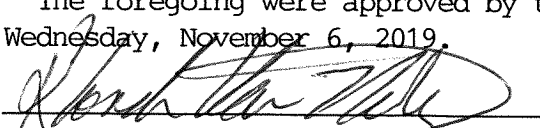
4. **NEXT MEETING**

Wednesday, November 6, 2019 at 2:00 P.M.

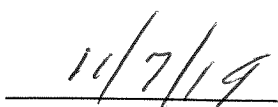
5. **ADJOURNMENT**

The meeting adjourned at 3:06 P.M.

The foregoing were approved by the Airport Commission at the meeting held on Wednesday, November 6, 2019.


Rhonda Hamm-Niebruegge, Chairperson

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Dated