

AIRPORT COMMISSION

MINUTES

**Wednesday, February 5, 2020 - 2:00 P.M.
Lindbergh Conference Room**

Members Present: Mr. Bales, Mr. Cantwell, Mr. Jenkins, Dr. Nemanick, Mr. Stelzer and
Chairperson Hamm-Niebruegge

Via Telephone: Ms. Davis, Ms. Fowler, Dr. Gaal, Ms. Osborn, Mr. Reed

Members Absent: Mr. Fitzgerald, Ms. Green, Mr. Kling, Mr. Sauget, Ms. Teitelbaum

Vacancy: One

Airport Staff: Bagwell, Beckmann, Collins, Gillen, Glasener, Gooding, Klein, Kulinsky,
Lea, Ramos, Reynolds, Ruth, Ryan, Salarano, Spencer, Stella, Stoffel,
Strong, Tiemann, Tribl

Legal Department: Pandolfo, Emmel

Guests: Charlie Brown, Regency; Gerry Connolly; Robert Husman, Regency;
Brandon Geier, First Rule; LaTaunia Kenner, Comptroller's Office;
Jennifer Kuchinski, WSP USA

Media: Mark Schlinkmann, St. Louis Post-Dispatch

The Meeting was called to order at 2:05 P.M.

1. **MINUTES**

Approval is requested for the Minutes of the January 8, 2020 Airport Commission meeting.

A motion for approval was made by Mr. Bales and seconded by Mr. Cantwell.

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

2. **OPERATIONS**

Approval of an Agreement with Regency Enterprises Services, LLC to provide the Airport with Terminal Cleaning Services. The Agreement will commence on March 1, 2020 and will end on February 28, 2023. The Not-To-Exceed Contract Amount will be \$15,883,340.16.

The Agenda provided for today's meeting contained a typographical error on this item under Operations. The Agenda for the official files has been corrected.

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

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

This three-year Agreement covers the cleaning of both Terminal 1 and Terminal 2. Seven bids were received, one of which was deemed non-responsive. Of the remaining six bidders, Regency was deemed the lowest and best bidder. The hourly rate bid for this Agreement is 30¢ less per hour than the current Agreement.

Regency has been performing these cleaning services for the Airport for the past eight years, six of those as a minority partner and two years as the prime. The amount of this Agreement is 8% higher than the current Agreement due to the increased number of passengers and the additional square footage, which now includes the terminals, the Customs area, all concourses, additional restrooms in Terminal 2 and the newly constructed lactation suites.

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

3. **PROPERTIES**

- A. Cargo City Lease Agreement with Allied Aviation Fueling Company of St. Louis, Inc. (AL- 139)

A motion for approval was made by Mr. Jenkins and seconded by Mr. Bales.

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 Cargo City Lease Agreement covers 6,124 sq. ft. of enclosed building space and 6,019 sq. ft. of adjoining unenclosed space at Cargo Building #4B, plus 4,000 sq. ft. unenclosed tanker truck parking space adjacent to Cargo Building #1. Revenue to the Airport will be \$53,829.27 annually. The Lease contains a 30-day cancellation provision.

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

- B. Space Permit with Airport Terminal Services, Inc. (AL-140)

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

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

This three-year Space Permit covers 1,552 sq. ft. of interior space on the Apron Level of Concourse A in Terminal 1 to be used as an office, along with 181 sq. ft. of unenclosed ramp space. The revenue to the Airport, based on the current Terminal 1 rental rate, will be \$43,336.05 annually. The Permit contains a 30-day cancellation provision.

There being no discussion, a vote was taken and the motion carried with Commissioner Osborn abstaining.

C. Lease Agreement with Airport Terminal Services

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

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

This three-year Lease Agreement covers 1,929 sq. ft. of interior space to be used as an office, 17,200 sq. ft. of vehicle parking space, 32,700 sq. ft. of aircraft apron, 8,400 sq. ft. of above-ground fuel storage tank space and the non-exclusive use of the Ground Handling Access Area.

Revenue to the Airport for the Lease portion of the Agreement will be \$32,491.23 annually. Additionally, under this Agreement, Airport Terminal Services will act as a handler of last resort for transient carriers and will retain 8% of the fees and charges they collect (i.e. Landing Fees, Fuel Flowage Fees, Ramp Parking Fees), with the remainder paid to the Airport.

This Agreement contains a 60-day cancellation provision.

There being no discussion, a vote was taken and the motion carried with Commission Osborn abstaining.

4. **OTHER BUSINESS**

Contour Airlines will begin two flights per day to Indianapolis in June 2020. They have also entered into a co-share Agreement with American Airlines.

December 2019 showed a 4.7% increase over December 2018. Calendar year 2019 showed an increase of 1.6%, the 5th consecutive year of passenger growth. The grounding of the 737 Max aircraft continues to affect passenger numbers.

Certain documents collected during the Privatization process have been posted on Fly314.com. The document entitled Project Gateway Full Report – Final Draft, is a 365-page report containing comprehensive data on the Airport, as well as development plans as suggested by the Consultant. Also posted on the website are some of the documents that were reviewed in the closed meetings.

The Airport is not currently screening passengers for the Coronavirus. Only domestic airports with international arrivals from Asia are providing such screening.

TSA and Homeland Security are testing a biometric face-screening system on international flights. Several of the large international airports are currently using the system, which screens a person's face to compare to the passport database. A passenger may opt out of this screening.

The Airport tabled its Master Plan during the privatization process and opted for an Airport Layout Plan (ALP) instead. With privatization no longer being considered, the Airport intends to expand the parameters of the ALP as it relates to the facilities. This expanded study is expected to cost between \$1.3 and \$1.5 million and the airlines would need to approve the expense.

The East-West Gateway Council of Governments is currently discussing the topic of regional governance. The Council issued a survey, requesting input from the Airport Commissioners and regional business leaders.

As of October 1, 2020, passengers will be required to possess either a Real ID or a passport to board domestic flights. In order to inform the traveling public, Airports Council International is considering whether to create industry-standard signage for display at all domestic airports. Additionally, the Airport is in the process of creating its own signage, along with press releases, in order to advise as many people as possible of the cut-off date.

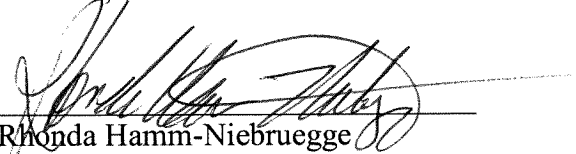
5. **NEXT MEETING**

Wednesday, March 4, 2020 at 2:00 P.M.

6. **ADJOURNMENT**

The meeting adjourned at 2:35 P.M.

The foregoing was approved by the Airport Commission at the meeting held on Wednesday, March 4, 2020.


Rhonda Hamm-Niebruegge
Chairperson

3/4/20
Date