



AIRPORT COMMISSION

MINUTES

**Wednesday, July 6, 2022 – 2:00 P.M.
Lindbergh Conference Room**

Members Present: Mr. Bowman, Mr. King, Mr. Kling, Mr. Lents, Dr. Nemanick, and Chairperson Hamm-Niebruegge

By Teleconference: Mr. Bales, Ms. Fowler, Dr. Moore, Ms. Osborn, Ms. Teitelbaum, and Mr. Vollmer

Members Absent: Mr. Cohn, Ms. Green, Mr. Fitzgerald, Mr. Jacobs, and Mr. Cantwell

Airport Staff: Beckmann, Kulinsky, Lyles-Wiggins, Salarano, Stella

Legal Department: Bauman

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

1. MINUTES

Approval is requested for the Minutes of the June 10, 2022 Airport Commission meeting.

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

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

2. OPERATIONS

Approval is requested of a Service Agreement with Superior Acquisition, LLC, to provide fuel system maintenance services for the Airport. The term of the Agreement is three (3) years. The Contract Not-To-Exceed Amount is \$438,000.

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

Mr. Stella provided the details of the Service Agreement with Superior Acquisitions, LLC as set out in the Executive Summary and Briefing Paper included with the agenda items and recommended approval of the motion.

The Airport utilizes a fueling system consisting of gasoline, diesel, and compressed natural gas, used to fuel the Airport's fleet of vehicles, and this Agreement provides for ongoing maintenance, yearly inspections, and emergency repair on the fuel systems. The term begins July 1, 2022 and ends on June 30, 2025.

Mr. Stella also provided information on M/WBE participation, citing greater expected

participation in the amount of 2%, and ongoing Good Faith Efforts. Ms. Lyles-Wiggins also explained that Superior will work with the Business Diversity Development to seek all other opportunities to increase participation.

Dr. Nemanick asked what the Airport has been doing in the six months we have not had coverage under this agreement. Mr. Stella explained that in the interim, Airport staff had managed the maintenance, but were now at a point where a contractor was necessary.

Dr. Nemanick asked about anticipated catch up, and whether that should be budgeted. Mr. Stella indicated that the current budget was sufficient for the work needed.

Ms. Osborn asked about the other bidder's M/WBE participation. Mr. Stella explained that the other firm is a certified M/WBE firm, but they had failed to bid the full Scope of Work, and left out important information from their synopsis, thus they could not be a successful bidder.

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

3. **PROPERTIES**

- A. Approval is requested of a Mobile Ground Service Equipment (GSE) Fueling Permit Resolution, authorizing the Director of Airports to approve and issue permits for Mobile GSE Fueling. Each permit will conform substantially to the form in Attachment A of the resolution, will be granted for a term of three (3) years, and will require the Permittee to pay an annual permit fee of \$1,200. All permittees must be certified by their sponsoring airlines prior to approval.

A motion for approval was made by Mr. Lents and seconded by Ms. Teitelbaum.

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

This resolution approves a template Permit that authorizes Airline-sponsored fuelers the ability to engage in limited mobile fueling in the fueling area. Recently enacted Airport policy requires all GSE to be fueled at one of the two GSE Fueling Facilities, located on the western and eastern ends of the ramp. This permit allows for mobile fuelers to provide fuel outside of the GSE Fueling facilities for exempted equipment and in the event of a system outage.

Dr. Nemanick asked about the difference between mobile fueling versus fixed fueling. Mr. Salarano explained that the mobile fueling agents can fuel exempt equipment at their location, rather than having to be fueled at the fueling facility. The Chairperson further explained that prior to the new fuel farm, most mobile fueling was done using fuel carts, and that the new fuel farm provides mobile ground service fueling. This is more environmentally sound and reduces the chance of fuel spills.

There being no further discussion, a vote was taken and passed unanimously.

- B. Approval is requested of a Cargo City Lease Agreement with Air Transport International, Inc. (ATI). ATI will pay rents and fees according to the Cargo City rental rates. The term

of this agreement is three (3) years, and either party may terminate with sixty (60) days' notice.

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

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

This lease agreement grants ATI 5,238 square feet of enclosed cargo building space and 5,230 square feet of adjoining unenclosed space. The agreement term begins July 1, 2022 and ends on June 30, 2025, and will generate annual revenue of \$44,939.40.

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

- C. Approval is requested of the First Amendment to the Cargo Facility Lease Agreement with Majestic Terminal Services, Inc., dba Primeflight Cargo Services. Majestic Terminal Services, Inc. will pay rents and fees according to the Cargo Facility rental rates. This amendment extends the agreement by three (3) years to August 31, 2025.

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

Mr. Salarano provided the details of the First Amendment to the Lease Agreement with Majestic Terminal Services, Inc. as set out in the Executive Summary and Briefing Paper included with the agenda items and recommended approval of the motion.

This First Amendment extends the existing Lease Agreement by three years, with an end date of August 31, 2025. This First Amendment also updates the rent schedule, and provides for a revenue of \$1,833,221.26 over the three year extension.

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

4. **OTHER BUSINESS**

The Chairperson shared a letter received from a traveler who had recently injured himself on the escalator. This passenger experienced a swift and effective response from Airport employees, public safety, police, and airline employees. This traveler was healing nicely and wanted to let the Airport know how appreciative they were of the dedicated response and great customer service.

The enplanement numbers continue to gain strength, and June's numbers were up from the prior month. Overall, June enplanements were estimated at 89% of the June 2019 numbers, but this does not account for connecting traffic. July is off to a great start, with an excess of 120,000 departing passengers going through checkpoints.

Lufthansa flights continue to sell out through August. Additionally, despite National flight cancellations due to pilot and staffing shortages that were straining Airlines and some airports, the effects have been minimal for the St. Louis Lambert International Airport.

The Chairperson also reported on the employment compensation packages passed by the Board of Aldermen and approved by the Mayor. These new pay rates give city employees a 3% raise as of

July 1, 2022, and an extra 1.5% increase at the employee's anniversary. Additionally, a one-time \$2,000 bonus was approved and will be processed July 19th.

The Eddie Bauer store in Concourse C will soon change to Rip Curl, a clothing store with emphasis on outdoors activities, and water/beach travel. The placement of the store will be near airline gates with travel and vacation destinations.

Terminal 2 road system is under construction and ongoing with progress on target as planned with completion forecasted for mid-September.

Extensions to the current Airline Use and Lease Agreement will be forthcoming, with September as a target date.

The Chairperson also informed the Commissioners of the opportunity to attend an upcoming training for members of Boards and Commissions. This training takes place on multiple dates and is expected to last two hours.

The August Commission meeting is expected to include a closed session to discuss the potential to renew or extend the existing Food and Beverage Concession contracts.

Dr. Nemanick asked about the ALP update and the status of related open houses and community feedback. Mr. Beckmann explained that the Airport is likely to hold a Fall Open House. In addition, ongoing discussions are taking place on National Environmental Policy Act issues, and all questions and feedback are on the Airport website. The Chairperson also explained the planning process and speaking engagements she had been a part of so far, and cited ongoing discussions with Airline in light of a new terminal build.

5. **NEXT MEETING**

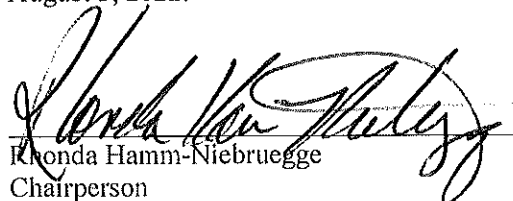
Wednesday, August 3, 2022 at 2:00 P.M. (Lindbergh Conference Room)

This meeting will include a closed session to discuss Food and Beverage Concessions.

6. **ADJOURNMENT**

Dr. Nemanick made a Motion to Adjourn, and Mr. Bowman seconded. The meeting adjourned at 2:32 P.M.

The foregoing were approved by the Airport Commission at its regular meeting held on Wednesday, August 3, 2022.


Rhonda Hamm-Niebruegge
Chairperson

8/4/22
Date