

## AIRPORT COMMISSION

### MINUTES

**Wednesday December 4, 2024  
Lindbergh Conference Room  
In Person and Via Teleconference**

Members Present: Chairperson Hamm-Niebruegge, Mr. Bales, Mr. Cantwell, Judge Clarke (Ret), Ms. Fowler, Mr. King, Mr. Kling, Mr. Lents, Dr. Moore and Ms. Osborn

Via Teleconference: Mr. Bowman, Alderman Cohn, Mr. Fitzgerald, Comptroller Green and President Green

Absent: Mr. Jacobs

Airport Staff: Mr. Beckmann, Ms. Daniels, Mr. Kulinsky, Mr. Lotz, Mr. Meyer, Mr. Ramsey, Ms. Ruth, Mr. Salarano, Mr. Strong and Mr. Wilder

Legal Staff: Mr. Chavarria, Mr. Henderson, Mr. Meyer and Ms. Yoffie

The meeting was called to order at 2:00pm.

#### **1. EMPLOYEE OF THE QUARTER**

A. Employee of the Quarter

i. Justin Ramsey (Operations)

#### **2. MINUTES**

A. Approval was requested for the Minutes of the November 6, 2024 Regular Airport Commission Meeting.

A motion for approval of the minutes was made by Mr. King and seconded by Mr. Bales. There being no discussion, a voice vote was taken and the motion carried unanimously.

#### **3. ENVIRONMENTAL/SAFETY**

- A. Approval was requested for an Agreement with Set Environmental, Inc. to provide Environmental Emergency Response Services for the Airport. The Agreement will begin February 1, 2025 and will end January 31, 2028. The Contract Not-To-Exceed Amount will be \$300,000.00.

A motion for approval was made by Mr. King and seconded by Mr. Kling. Mr. Beckmann presented the item. Mr. Lents asked how these services were provided in the past, given that this is a contract for a new service. Mr. Beckmann stated that it was procured either through purchase orders or open-ended contracting authority. Mr. Lents then asked why the emergency environmental cleanup services were separated from the contract with Environmental Works for environmental maintenance. Mr. Beckmann responded that the contracts have two separate purposes, emergency response and routine maintenance. Environmental Works bid on both contracts but it was determined that Set's bid on the Emergency Environmental Response Services better met Airport needs. It is also worth noting that Set also handles emergency environmental cleanup for the fuel consortium in St. Louis. There being no more questions, a voice vote was taken and the motion carried unanimously.

#### **4. OPERATIONS**

- A. Approval was requested for an Agreement with Environmental Works, Inc. to provide Storm Drainage and Sanitary Sewer System Maintenance Services for the Airport. The Agreement will begin January 1, 2025 and will end on December 31, 2027. The Contract Not-To-Exceed Amount will be \$1,837,000.00.

A motion for approval was made by Mr. Bales and seconded by Mr. Cantwell. Mr. Kulinsky presented the item. There being no questions, a voice vote was taken and the motion carried unanimously.

#### **5. FINANCE**

- A. Approval was requested for an Amended and Restated Memorandum of Agreement between Southwest Airlines and the City of St. Louis. This Amended and Restated MOA alters the financial terms from the prior 2023 Memorandum of Agreement and shifts the construction responsibilities to Southwest Airlines.

A motion for approval was made by Mr. Lents and seconded by Mr. King. Mr. Strong presented the item. Mr. Kling asked when the project will be completed. Ms. Hamm-Niebruegge stated that the project will begin as soon as the MOA clears the City process and should take approximately 18 months from execution. Ms. Osborn asked why this project had taken so long to be finally completed. Ms. Hamm-Niebruegge stated that this MOA has been through a somewhat tortured process. The Airport and Southwest began working on this project in 2018, but it was delayed during the attempted Airport privatization. After the privatization effort was abandoned, the pandemic caused Airlines to reassess their priorities and immediate needs, including the baggage MOA. Now, with the desire to move to a new consolidated terminal it is difficult to justify the initial scope of the project. President Green reminded the commission that the legislative calendar is shorter because of the election, and that it is important to get this measure introduced as



soon as possible. Mr. Lents asked what the estimated cost of the project is. Ms. Hamm-Niebruegge stated that the Airport anticipates the price at approximately \$25,000,000, and construction will be managed by Southwest, rather than by the City. There being no more questions, a voice vote was taken and the motion carried unanimously.

## **6. PROPERTIES**

- A. Approval was requested for a Second Amendment to the Registered Traveler Administration Concession Agreement with A1Clear, LLC. This Second Amendment extends the Term of the Agreement twenty two (22) months. The Agreement commenced February 1, 2020 and shall now end December 31, 2026.

A motion for approval was made by Mr. Lents and seconded by Ms. Fowler. Mr. Salarano presented the item. There being no questions, a voice vote was taken and the motion carried unanimously.

- B. Approval was requested for a Ground Handling Permit with AGI Ground, Inc., (AL-335). The term of this Ground Handling Permit is three (3) years beginning January 1, 2025 and ending December 31, 2027. Either party may terminate this Permit upon thirty (30) days' notice.

A motion for approval was made by Ms. Fowler and seconded by Mr. Kling. Mr. Salarano presented the item. There being no questions, a voice vote was taken and the motion carried unanimously.

- C. Approval was requested for a First Amendment to the Lease Agreement with the United States General Services Administration on the behalf of the United States Transportation Security Administration (AL-249). The term began on January 1, 2022 and will now end December 31, 2025. Either party may terminate this Lease Agreement upon thirty (30) days' notice.

A motion for approval was made by Dr. Moore and seconded by Mr. Bales. Mr. Salarano presented the item. Mr. Cantwell asked if the Airport keeps a rolodex of potential tenants for this space given that the lease can be terminated with 30 days' notice. Mr. Salarano stated that given the nature of this contract, a lease, that the Airport doesn't keep a roster of potential replacements. On service contracts, where the contractor is providing services to the Airport, the Airport does occasionally have replacement contractors in mind.

- D. Approval was requested for a Lease Agreement with Worldwide Flight Services, Inc., (AL-266). The term of this Lease Agreement is three (3) years beginning January 1, 2025 and ending December 31, 2027. Either party may terminate this Lease Agreement upon thirty (30) days' notice.

A motion for approval was made by Mr. Bales and seconded by Mr. King. Mr. Salarano presented the item. There being no questions, a voice vote was taken and the motion carried unanimously.

## **7. PRE-APPROVAL REVIEW ITEM**



- A. The Airport Commission then began consideration of a pre-Approval item, a proposed Ground Transportation Use Agreement with Turo, Inc. This proposed agreement grants a non-exclusive right, license and privilege to operate a Peer to Peer Car Share service within Designated Areas at the airport (limited to the Terminal 1 garage, and surface parking lots A, B, and C). Either party may cancel this Use Agreement upon thirty (30) days' notice.

Mr. Salarano presented the item and Ms. Hamm-Niebruegge elaborated on Mr. Salarano's remarks. A number of commissioners, including Mr. Bowman, Ms. Osborn, Mr. Fitzgerald and Ms. Fowler, expressed concerns over the fairness of allowing Turo partners to park their vehicles in the Terminal 1 garage for pickup. Ms. Hamm-Niebruegge explained that Turo users do not have guaranteed spots in that garage, and must also pay the full parking rate for the time in which the vehicles are parked in the Airport garage. If no spots are available in the garage, Turo users may park in the surface lots and pay the parking fee for that lot. If no spaces are available in those lots, then the Turo user has no other available Airport option. The Airport does not believe that the ability to park in the Terminal 1 garage gives an advantage, merely a place to park.

Mr. Kling asked if there was a MAG for this contract. Ms. Hamm-Niebruegge answered that there is no MAG on this contract; Turo will pay the Airport 10% of its gross receipts. Ms. Hamm-Niebruegge stated that the Airport didn't feel it was fair to go under 10%, as the rental car companies also pay 10% of gross receipts. Mr. Bales asked if Turo's treatment at Lambert is equal to peer airports. Ms. Hamm-Niebruegge stated that some airports have curb side pickup and designed parking spots, which Turo will not get here. Mr. Lents asked if the Airport has an idea of the volume and revenue expected. Ms. Hamm-Niebruegge stated no, we don't have an idea at this time. Airport staff have had discussions with peer airports, and while those peers have not stated how exactly much revenue they receive, airport staff believes it is a substantial revenue source. The proposed contract is a one-year agreement, and the Airport intends to closely track revenue over the first three to nine months to evaluate revenue, but does not have a firm revenue estimate at this time. Mr. Bales asked if there was a reporting structure for the 10% requirement. Mr. Salarano answered that there is a required reporting structure, and that the Airport will expect to see total gross receipts with a sufficient level of detail to verify the amount against claimed usage.

Mr. Cantwell commended the Airport for getting the 10% of gross receipts, as well as for allowing users to park a car in the garage or in the surface lots to receive that additional parking fee revenue, and indicated that he was supportive of the permit.

## **8. OTHER BUSINESS**

The January Commission will take place on Thursday January 2, 2025 via Teleconference only. The February meeting will be canceled. Judge Clarke was reappointed. Kathleen Ratcliffe was appointed to replace Dr. Nemanick. Holiday traffic from the Friday before Thanksgiving until after, were strong numbers. We are still on track with our numbers to exceed 2019 total. Airfield Maintenance facility is at 90% of design.

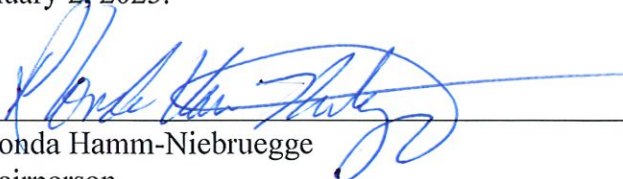
**9. NEXT MEETING**

Thursday January 2, 2025 via Teleconference only.

**10. ADJOURNMENT**

A motion to adjourn was made by Mr. Bales and seconded by Mr. King. A voice vote was taken and the motion carried unanimously. The meeting adjourned at 3:15pm.

The foregoing were approved by the Airport Commission at its Regular Meeting held on January 2, 2025.

  
Rhonda Hamm-Niebruegge  
Chairperson