

AIRPORT COMMISSION

MINUTES

**Wednesday January 3, 2024
Lindbergh Conference Room
In Person and via Teleconference**

Members Present: Mr. Cantwell, Judge Clarke (Ret), Ms. Fowler, Mr. King and Chairperson Hamm-Niebruegge

Via Teleconference: Mr. Bowman, Alderman Cohn, Mr. Fitzgerald, Comptroller Green, President Green, Mr. Jacobs, Mr. Kling, Mr. Lents, Dr. Moore and Ms. Osborn

Absent: Mr. Bales and Dr. Nemanick

Airport Staff: Mr. Beckmann, Ms. Bruce, Mr. Christian, Ms. Daniels, Ms. Johnson, Major Jones, Mr. Jungk, Mr. Kulinsky, Mr. Lotz, Ms. Lyles-Wiggins, Ms. Ruth, Mr. Salarano and Mr. Wilder

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

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

1. MINUTES

Approval is requested for the Minutes of the December 6, 2023 Regular Airport Commission Meeting. A motion for approval of the minutes was made by Mr. Cantwell and seconded by Ms. Fowler. There being no discussion, a voice vote was taken and the motion carried unanimously.

2. ORDINANCE

Approval is requested for a Draft Board Bill authorizing the Airport to utilize a Construction Manager At Risk project delivery method for specific components of the Airport Modernization Program (the "Program"). This Board Bill provides the City the ability to select a construction manager at risk using criteria established under Missouri law, and is limited to use for large scale Program components that require substantial collaboration and phasing coordination.

A motion for approval was made by Judge Clarke (Ret) and seconded by Mr. King. Mr. Beckmann gave a brief presentation regarding the Board Bill. There being no questions, a voice vote was taken. The motion carried unanimously.

3. OPERATIONS

- A. Approval is requested for a Service Agreement with Professional Business Providers, Inc., to provide Airport Mechanical Services. The Agreement will began January 1, 2024 and will end December 31, 2026. The contract not-to-exceed amount will be \$7,154,830.32.

A motion for approval was made by Mr. Cantwell and seconded by Ms. Fowler. Mr. Kulinsky gave a brief presentation of the Service Agreement. Ms. Hamm-Niebruegge explained that, among other services, the contract pays for the contractor to provide embedded employees in order to make up for the vacant airport positions in the facilities department. It is the goal of the airport to hire sufficient employees so that the airport can stop relying on embedded employees and instead rely on its own personnel. When those employees are hired the amount the airport is paying the contractor to provide three (3) embedded facility workers of (3) would be reduced to zero. There being no questions, a voice vote was taken. The motion carried unanimously.

4. PROPERTIES

- A. Approval is requested of the Textron Cargo City Lease Agreement (AL-452). The term of the Agreement is three (3) years, beginning February 1, 2024 and ending January 31, 2027. Either party may terminate this lease upon thirty (30) days' notice.

A motion for approval was made by Mr. King and seconded by Mr. Jacobs. Mr. Salarano gave a brief presentation on the Cargo City Lease. There being no questions a voice vote was taken. The motion carried unanimously.

5. PRE-APPROVAL REVIEW ITEMS

- A. A Proposed Ordinance authorizing On-Airport Passenger Vehicle Rental Concession Agreements with: Enterprise Leasing Company STL, LLC d/b/a National Car Rental; Enterprise Leasing Company STL, LLC d/b/a Enterprise Rent a Car; Avis Rent A Car System, LLC d/b/a Avis; Budget Rent a Car; Enterprise Leasing Company STL, LLC d/b/a Alamo Rent-A-Car; Payless Car Rental, Inc.; C&J Rental, Inc. d/b/a Thrifty Car Rental; and Missouri Rental & Leasing, Inc. d/b/a Dollar Rent a Car. The term of this agreement is (5) five contract years, beginning April 1, 2024.

Mr. Salarano gave a brief presentation of the Concession Agreements. Ms. Fowler asked if the customer experience would be altered by the new arrangement. Mr. Salarano replied that the only difference in customer experience would be that Hertz customers would now have to catch the Hertz shuttle in a different location at the terminals. Mr. Lents asked if these contracts differed in substance compared to contracts that the airport has previously entered into with rental car providers. Mr. Salarano explained that the only substantive difference is the minimal annual guarantee now automatically decreases if there is a substantial reduction in enplanements, which was not included in the prior contracts. Judge Clarke inquired about how many contracts would be awarded? Mr. Salarano said there are eight (8) contracts. Mr. Cantwell asked if the limiting factor on rental car

contractors was space. Mr. Salarano explained that the limit is based on available curbside space, and that we found a way to increase the available spots from seven to eight for this bid. He also clarified that the ninth bidder didn't supply some required information in their response to the SFB, and their bid was therefore rejected. Mr. Salarano noted that the bidder who did not receive a curbside spot will still be allowed to obtain an off-airport permit.

Mr. Jacobs asked about the difference of income for the on airport and off airport permits. Mr. Salarano explained that on airport rental car providers will pay either the minimal annual guarantee or 10% of gross receipts whichever is greater, while the off airport permit holders will just pay 10% of adjusted gross receipts monthly. This item will be presented next month for approval.

6. OTHER BUSINESS

Christmas passenger activity was great, only 5% behind our 2019 numbers. Two MII projects are under design, the West Airfield project has been awarded and the Central Utilities Plant Project should be awarded soon additionally, an Executive Program Manager team will soon be selected to help the Airport's executive team work through potential projects. The Airport continues negotiations with our airline partners on the AUA. We are running a lot of parallel tracks in order to get the consolidated terminal project under design and moving toward completion as quickly as possible. The forecast for first quarter passenger activity looks good, we should have strong numbers.

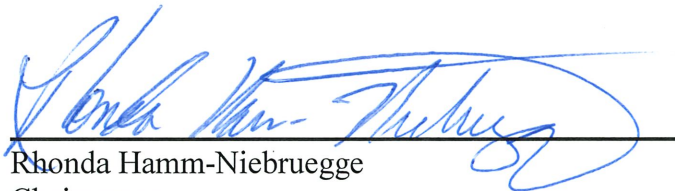
7. NEXT MEETING

February 7, 2024

8. ADJOURNMENT

A motion to adjourn was made by Alderman Cohn and seconded by Mr. Jacobs. A voice vote was taken and the motion carried. The meeting adjourned at 2:25 p.m.

The foregoing were approved by the Airport Commission at its Regular Meeting held on February 7, 2024.



Rhonda Hamm-Niebruegge
Chairperson