

## AIRPORT COMMISSION

### MINUTES

**Wednesday March 6, 2024  
Lindbergh Conference Room  
In Person and via Teleconference**

Members Present: Mr. Bowman, Mr. Cantwell, Judge Clarke (Ret), Ms. Fowler, Mr. King  
Mr. Lents, Dr. Moore, Dr. Nemanick, Chairperson Hamm-Niebruegge

Via Teleconference: Mr. Bales, Alderman Cohn, Comptroller Green, President Green, Mr. Jacobs  
Mr. Kling, and Ms. Osborn

Absent: Mr. Fitzgerald

Airport Staff: Mr. Christians, Mr. Jones, Ms. Jones, Mr. Kulinsky, Mr. Lotz, Ms. Lyles-  
Wiggins, Ms. Ruth, Mr. Salarano, Mr. Strong

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

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

#### **1. MINUTES**

- A. Approval is requested for the Minutes of the February 7, 2024 Regular Commission Meeting.

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

#### **2. PROPERTIES**

- A. Approval is requested for a Space Permit with Outfront Media, LLC (AL-358). The term of this Space Permit is three (3) years beginning April 1, 2024 and ending March 31, 2027. Either party may terminate this permit upon thirty (30) days' notice.

A motion for approval was made by Dr. Nemanick and seconded by Mr. Lents. Mr. Salarano gave a brief presentation regarding the Space Permit. Dr. Nemanick asked how many other billboards are located on this site. Mr. Salarano replied that while there used to be three (3) billboards located on the site, there is only one (1) presently. There being

no further questions, a voice vote was taken. The motion carried unanimously.

- B. Approval is requested for a renewal of the Airport's Crime and Cyber Liability Insurance to commence March 15, 2024 and expire on March 15, 2025. The total annual premium is \$79,397.00.

A motion for approval was made by Mr. Bowman and seconded by Mr. King. Ms. Ruth gave a brief presentation regarding the Airport's Crime and Cyber Liability Insurance. Mr. Lents asked if the coverage was remaining the same for cyber liability. Ms. Ruth answered yes. Mr. Lents then asked how the Airport compares to similar airports. Ms. Ruth answered that some airports maintain cyber liability and crime insurance, while others do not. Smaller airports often go without coverage, but larger airports more likely to be the target of cybercrime typically do maintain coverage. Generally, comparable airports maintain insurance coverage for cyber liability and crime. Dr. Nemanick asked what precautions we take to avoid becoming the victims of cybercrime. Airport staff reported that all Airport employees undergo training programs administered by IT, with 3-4 training units required yearly. All employees must continue to take each unit until they pass it. The Airport has had this training regime in place for three years. There being no further questions, a voice vote was taken. The motion carried, with Mr. Cantwell abstaining.

### **3. FINANCE**

- A. Approval is requested for a First Amendment to the Professional Service Agreement for Airport Business Services from Unison Consulting, Inc. The term of the agreement began on July 1, 2021 and will now end on June 30, 2026. The total Not-To-Exceed amount will be increased by \$960,000, from \$1,581,100 to \$2,541,100.

A motion for approval was made by Mr. Cantwell and seconded by Mr. Bales. Mr. Strong gave a brief presentation regarding the Amendment. Ms. Fowler asked for Mr. Strong to explain the increased cost. Mr. Strong answered that the increase reflected an attempt to ensure funding is appropriate based on recent historical expenses and additional adhoc services we may need in the future. The Airport pulled back on funding all contracts during the Covid-19 pandemic, which means that the Airport must now increase funding in order to meet the goals of the Airport. There being no further questions, a voice vote was taken. The motion carried unanimously.

### **4. OPERATIONS**

- A. Approval is requested for a Service Agreement with Allied Services LLC, d/b/a as Republic Services of Bridgeton, to provide Solid Waste & Recycling Services. The Agreement will begin March 1, 2024 and will end February 28, 2027. The Contract Not-To-Exceed Amount will be \$2,580,000.00.

A motion for approval was made by Mr. Bales and seconded by Mr. Cantwell. Mr. Kulinsky gave a brief presentation regarding the Service Agreement. Mr. Bales delivered brief remarks explaining that the increased cost is an industry wide phenomenon. Mr. Bales reported that St. Louis County Airport is also experiencing a solid waste and



recycling service cost increase. Ms. Fowler stated that she was going to ask about why the rates were increasing but stated that she believed that Mr. Bales remarks answered her question. Mr. Kulinsky stated that he agreed with Mr. Bales regarding this increase being an industry wide phenomenon. Dr. Nemanick asked if international trash is the trash being taken off of international planes, not out of the terminals. Mr. Kulinsky answered yes, that all trash removed from a plane which completed an international flight must be separated and specially processed, even a coke can. Mr. Bales interjected to state that there is only one local contractor capable of doing this, which Mr. Kulinsky agreed is factual. There being no further questions, a voice vote was taken. The motion carried unanimously.

## **5. OTHER BUSINESS**

Director Hamm-Niebruegge announced that Theresa Yoffie is now the Attorney Manager for the Airport. She further announced that the Airport dedicated the Kling Family Gallery on Sunday, March 3rd. Tomorrow, March 7<sup>th</sup> BDD is having an open house at the Airport Office Building from 1-4p. Ms. Lyles –Wiggins told the commission some details regarding BDD's open house. There will be an Industry Day open house on the B concourse May 9, 2024 from 9-12, to discuss projects. Several restaurants are currently under construction in Terminal 2. The Crushed Red Kiosk is adding a pizza oven and the Chili's in Terminal 1 will be replaced, with a Nascar themed restaurant. Spring break numbers look great, with 7% more seats in the air than pre-pandemic. New Police officers have been hired, and staffing is up generally. Dr. Nemanick asked how the airport is doing getting the overall vacancy rate down. Ms. Hamm-Niebruegge replied that the Airport is slowly but surely staffing back up, while the vacancy rate is approximately 35% right now, more applications are coming in and the vacancy rate is improving day by day.

## **6. NEXT MEETING**

Wednesday April 3, 2024

## **7. ADJOURNMENT**

A motion to adjourn was made by Dr. Nemanick and seconded by Mr. Bowman. A voice vote was taken and the motion carried. The meeting adjourned at 2:34pm.

The foregoing were approved by the Airport Commission at its Regular Meeting held on April 3, 2024.



Rhonda Hamm-Niebruegge  
Chairperson