



MINUTES

**Wednesday September 4, 2024
Lindbergh Conference Room
In Person and via Teleconference**

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

Via Teleconference: Mr. Bales, Mr. Bowman, Ald. Cohn, Ms. Fowler, Comptroller Green, Dr. Moore, and Ms. Osborn

Absent: Judge Clark (Ret.), President Green, and Mr. Jacobs

Airport Staff: Mr. Beckmann, Ms. Bruce, Chief Collins, Ms. Jones, Mr. Jungk, Mr. Kinsey, Mr. Kulinsky, Mr. Lotz, Ms. Lyles-Wiggins, Ms. McFadden, Ms. Ruth, Mr. Salarano, and Mr. Strong

Legal Staff: Mr. Chavarria and Ms. Yoffie

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

1. MINUTES

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

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

2. PLANNING

- A. Approval is requested for a Memorandum of Understanding and Reimbursement Agreement (MOU) with the Missouri Department of Natural Resources. The term of this MOU extension is thirty six (36) months and will now end on September 30, 2027. The Contract Not-To-Exceed amount is \$75,000.

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

3. PROPERTIES

- A. Approval is requested for Airport Insurance Proposals marketed by Arthur J. Gallagher & Company, the Airport's insurance broker. Proposals include: Airport Liability, Business Auto, Inland Marine/large Value Equipment, Public Officials & Employment Practices Liability, Property, and Fine Arts Permanent and Temporary.

A motion for approval was made by Mr. Lents and seconded by Dr. Nemanick. Ms. Ruth and her guest, Scott Wightman, Executive Vice President for Gallagher, presented the proposals. Mr. Fitzgerald asked about other insurance policies relating to cyber liability, and Ms. Ruth explained that those policies are procured separately around springtime. There being no further discussion, and voice vote was taken and the motion carried unanimously. Mr. Cantwell abstained.

- B. Approval is requested for a First Amendment to the Space Permit with Delta Air Lines. This amendment extends the current term to December 31, 2025. Either party may terminate the Permit upon ninety (90) days' notice.

A motion for approval was made by Mr. Kling and seconded by Dr. Nemanick. Mr. Salarano presented on the item. There being no discussion, a voice vote was taken and the motion carried unanimously.

- C. Approval is requested for an Access Permit with JTA Leasing and Sales, LLC. The term of this Space Permit is eleven months beginning September 1, 2024 and ending July 31, 2025. Either party may terminate this Permit upon thirty (30) days' notice.

A motion for approval was made by Mr. Fitzgerald and seconded by Mr. Cantwell. Mr. Salarano presented on the item. There being no discussion, a voice vote was taken and motion carried unanimously.

4. ORDINANCE

- A. Approval is requested for a Draft Board Bill authorizing the sale of four parcels of Airport-owned land to St. Louis County. All four parcels are located within the City of Kinloch, adjacent to Kinloch Park. The sale price is \$40,000, and the properties will be used to expand and improve Kinloch Park.

A motion for approval was made by Mr. Fitzgerald and seconded by Mr. Cantwell. Mr. Strong presented on the item. Mr. Lents asked about total acreage being conveyed, and Mr. Beckmann indicated it was less than half an acre. There being no further discussion, a voice vote was taken and the motion carried unanimously.

5. OTHER BUSINESS

The Three Kings Public House concession is currently competing for USA TODAY's Best Airport Bar for 2024, having won the 2023 award.

The Airport had 27,000 more passengers in August 2024 compared to August 2019 pre-pandemic numbers.

The Program Management Request for Proposal (RFP) will close on September 14, 2024. The Design RFP will be released this month, and the Construction Management RFP will be released in October.

As recent news articles have reported, a state appeals court upheld a 2023 ruling in favor of the Airport regarding a past lease agreement and the power of the Director of Airport to terminate such lease for cause.

The Airport continues to work with the St. Louis Development Corporation (SLDC) on the reversion of certification and administrative responsibilities under the City's M/WBE program. SLDC has started accepting new applications and processing them under their system. The Chairperson indicated that recent news coverage may have inaccurately captured the purpose of the transition, which was primarily to accommodate North St. Louis business growth, and to advance SLDC's economic plan for the City. The Chairperson confirmed that there was a backlog of certification applications, but also indicated that such backlog was to be resolved by the end of October.

Progress on enabling projects includes bids on CIP and West Deicing being awarded, RFPs going out in early 2025, and negotiations for a longer term Airport use and lease agreement (AUA) have started.

Ms. Osborn asked about the Executive Program Manager (EPM) and Program Manager and the generally inquired as to the dynamics of those teams in relation to the Airport's team. The Chairperson responded that the Executive Program Management team is a small team that works closely with the Airport. The Program Management team is larger and will work under the EPM and supervise construction and other related projects, but has a more narrow scope than that of the EPM which supervises the entire contemplated Consolidated Terminal Program. Ms. Osborn further inquired as to the specific responsibilities of the Airport Commission in those milestones. The Chairperson answered that the Commission will approve the next AUA as it had recently for the Third Amendment to the current AUA, which includes authorizations for projects and spending. The Board of Public Service (BPS) will supervise and approve construction and other public works contracts, but other ancillary agreements may come through the Commission. The Chairperson further explained that Commission will continue to approve new bond sales for which the Airport is responsible for paying.

Dr. Nemanick asked about the progress on Southwest Airline Co.'s (Southwest) baggage system expansion in Terminal 2. The Chairperson responded that the Airport continues to work with Southwest on their plans, and that the focus is on working with the consolidated terminal timeline.

Mr. Fitzgerald asked for an update on the Airport's cleaning services. The Chairperson explained that ABM Aviation, Inc. (ABM) had executed an Emergency Terminal Cleaning Service Contract and that so far the reception has been very positive, with majority of staff from the previous contractor staying at the Airport with the ABM as their employer. The Airport will release a RFP for a full length cleaning contract before the end of the year. Mr. Fitzgerald further inquired as to previous relationships between

the Airport and ABM. The Chairperson and Mr. Kulinsky both responded that ABM has had a number of smaller contracts at the Airport from time to time, and currently manages the Airport's wheelchair accessibility and escort services.

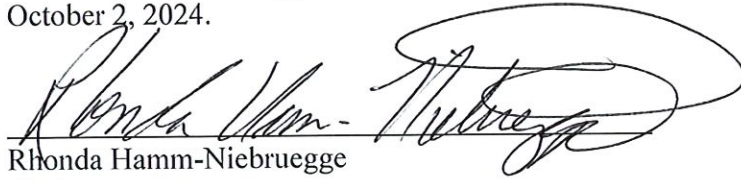
6. NEXT MEETING

Wednesday October 2, 2024

7. ADJOURNMENT

A motion to adjourn was made by Dr. Nemanick and second by Mr. Cantwell. A voice vote was taken and the motion carried unanimously. The meeting adjourned at 2:43PM

The foregoing were approved by the Airport Commission at its Regular Meeting held on October 2, 2024.


Rhonda Hamm-Niebruegge
Chairperson