

AIRPORT COMMISSION

MINUTES

Wednesday March 5, 2025
Lindbergh Conference Room
In Person and Via Teleconference

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

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

Airport Staff: Mr. Becker, Mr. Beckmann, Ms. Bolden, Ms. Daniels, Captain Gillian, Mr. Glasener, Ms. Jones, Mr. Jungk, Mr. Kulinsky, Mr. Lotz, Ms. Lyles-Wiggins, Ms. Noldon, Chief Richenberger, Ms. Ruth, Mr. Salarano, Ms. Slay, Mr. Strong and Ms. Wirth

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

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

1. EMPLOYEES OF THE QUARTER

A. Employees of the Quarter

- i. Cassandra Noldon (Finance & Accounting)
- ii. Sgt. Patricia Wirth (Police Department)

2. MINUTES

- A. Approval is requested for the Minutes of the January 2, 2025 Regular Airport Commission Meeting.

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

3. OPERATIONS

- A. Approval is requested for an Agreement with Rentokil North America dba Ambius to provide Interior Live Plant Maintenance Services for the Airport. The term will begin April 1, 2025 and will end March 31, 2028. The Contract Not-To-Exceed amount will be \$147,000.00.

A motion for approval was made by Ms. Fowler and seconded by Mr. King. Mr. Kulinsky presented the item. Ms. Ratcliffe asked if it was unusual to only have one bidder on this contract. She also noted that the M/WBE participation numbers were not that great, and so was curious about what steps the airport had taken in order to increase market interest in this contract. Ms. Hamm-Niebruegge stated that this contract has historically not had a large number of bidders. There is physically a lot of ground to cover at the airport in order to care for the plants and the Airport is a relatively long drive for most of the service providers. BDD has taken steps to try to drum up interest in the contract but because of the challenges this contract presents, the Airport has not been successful in enticing additional bidders. There being no more questions, a voice vote was taken and the motion carried unanimously.

- B. Approval is requested for an Agreement with Whelan Security Co., dba GardaWorld Security Services, to provide Security Guard Services for the Airport. The Agreement will begin May 1, 2025 and will end on April 30, 2028. The Contract Not-To-Exceed amount will be \$38,150,000.00.

A motion for approval was made by Mr. Bales and seconded by Ms. Osborn. The item was presented by Mr. Kulinsky. Ms. Osborn asked earlier how many officers are there, and who does GardaWorld report too. Ms. Hamm-Niebruegge advised that there are 91 staff members in the Airport Police Department, with 58 officers and a number of vacancies. GardaWorld reports to the Chief of Police. Mr. Lents inquired about the changes in the rates. Mr. Kulinsky responded that the rate methodology changed and was made all-inclusive, but it was hard to compare directly. Ms. Fowler asked about the changes in the scope. Mr. Kulinsky explained that due to changing TSA requirements, scope was added to address random screening for employees, which is now required for 100% of employees. President Green commented that GardaWorld are paying the employees less than they are required. She also that they have a forty percent (40%) turnover rate in the first ninety (90) days, and that we need to make sure that as a contractor they are following all of the rules. Ms. Hamm-Niebruegge explained that they did adhere to the rules. It was not a violation to have a training wage in the ninety (90) days training period. Now they are no longer to give a training wage, and the Airport will continue to monitor. Also it's not uncommon to lose people in the first 90 days. Alderman Cohn asked if this contract would go before the Board of Alderman. Ms. Hamm-Niebruegge explained that it's a three (3) year contract, and that contracts that are three (3) years or less are not required to go before the Board of Alderman. They only go before the Airport Commission and the Board of E&A. There being no more questions, a voice vote was taken. Comptroller Green abstained, President Green and Alderman Cohn voted no. All other members present voted in the affirmative, and the motion carried.

4. PROPERTIES

- A. Approval is requested for the renewal of the Airport's Crime and Cyber Liability Insurance to commence March 15, 2025 and expire March 15, 2026. The total annual premium is \$55,001.

A motion for approval was made by Mr. Lents and seconded by Mr. Fitzgerald. The item was presented by Ms. Ruth. Ms. Ratcliffe congratulated Ms. Ruth on the price reduction, noting that it is very rare to see an insurance rate reduction for large organizations and asked what had allowed the Airport to achieve that rate reduction. Ms. Ruth answered that was partially because cyber liability is a relatively new category of insurance, and new carriers are entering the market and offering low rates to attract customers. Ms. Hamm-Niebruegge expanded on this answer by explaining that the Airport also has a robust cyber security employee training program run by Airport IT and strong internal cyber security procedures. There being no more questions, a voice vote was taken and the motion carried unanimously.

5. RESOLUTIONS

- A. The Director of Airports request approval of a Resolution to adjust and increase the rates and charges paid by public parking patrons in the parking garages and surface parking lots at St. Louis Lambert International Airport. The new parking rates will be effective April 1, 2025.

A motion for approval was made by Mr. Jacobs and seconded by Mr. Bales. Mr. Salarano presented the item. Ms. Ratcliffe asked how these proposed rates compares to private parking rates in the area, and also asked if the parking rates are influenced by the bid for parking management services. Mr. Salarano replied that EZ Park is about \$11 and The Parking Spot 2 is about \$30. He noted the private parking companies use dynamic pricing based on demand, and charge differing rates for covered versus uncovered parking. The Airport's parking rates are not set by parking management company, nor are they impacted by the bidding process. While the Airport does ask the management company for advice on whether to raise the rates, that opinion is advisory only, and the Airport makes the decision. Ms. Hamm-Niebruegge stated that the Airport did not change parking prices for at least 10 years, and that rate increases are now necessary in order to pay for increased maintenance to the garages.

Ms. Osborn noted that the approval of the commission is not required in order for this increase to go into effect, and inquired why that was. Ms. Hamm-Niebruegge answered that pursuant to a resolution previously passed by the Airport Commission, the Airport Director has the authority to unilaterally alter the parking rates, but that she felt that it is important to seek the Commission's input on a parking rate increase.

Mr. Lents asked if new garages built nearby are more expensive to park in. Mr. Salarano replied that it varies depending on the garage, but that they are generally higher than on-Airport parking. Ms. Ratcliffe asked whether the Airport has ever considered charging different rates for roof parking versus covered parking in the garage, noting that this is a concern that she has had as someone who parks in the garages as a member of the

travelling public. Ms. Hamm-Niebruegge responded that she doesn't think she has received a complaint about that matter, but that it was something the Airport might consider. There being no further questions, a voice vote was taken and the resolution passed unanimously.

- B. Approval is requested for a Resolution accepting Donations to the Airport's Special Art Fund from the 2023 and 2024 "Art of Travel" fundraisers, pursuant to Section 18.16.040 "Gifts to Airport" of the St. Louis City Revised Code. The 2023 gala raised \$178,699, and the 2024 Gala raised \$212,414.00.

A motion for approval was made by Ms. Fowler and seconded by Mr. Bales. Mr. Lotz presented the item. Ms. Fowler asked when the Special Art Fund was established. Ms. Hamm-Niebruegge stated in 2011. There being no more questions, a voice vote was taken and the motion carried unanimously.

6. OTHER BUSINESS

The 2024 enplanement numbers are in and they exceeded 2019, making it the Airport's highest passenger traffic year since 2003. Design is completed for Airfield Maintenance, and the construction is out for bid, which closes on April 15, 2025. The annual Catch Us Giving employee appreciation event is April 15, 2025 and the Ambassador of the Year will be announced. The West Carrollton subdivision RFP has a lot of interest and the Airport was asked to extend the deadline for proposals. The deadline has been extended until March 31, 2025. The Boeing project is coming along, two (2) small building have been demolished. There is a huge conference coming July 2th, with 20,000 people expected to attend. Also the NCAA Frozen Four college hockey tournament will be here for four (4) days in April. There are ongoing procurements for the design on the roadways and garage, with presentations on March 20, 2025. CMAR and construction procurement are ongoing.

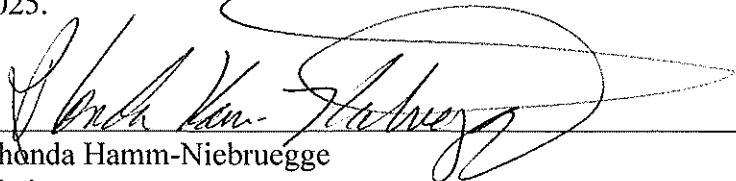
7. NEXT MEETING

Wednesday April 2, 2025

8. ADJOURNMENT

A motion to adjourn was made by Mr. Bales and seconded by Judge Clarke (Ret). A voice vote was taken and the motion carried unanimously. The meeting adjourned at 3:03pm.

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


Rhonda Hamm-Niebruegge
Chairperson