

AIRPORT COMMISSION

MINUTES

**Wednesday August 6, 2025
In Person and Via Teleconference**

In Person: Chairperson Hamm-Niebruegge, Mr. Bales, Mr. Cantwell, Judge Clarke (Ret), Alderman Cohn, Ms. Fowler, Comptroller Baringer and Mr. Lents

Via Conference: Mr. Bowman, President Green, Mr. Jacobs, Mr. King, Mr. Kling, Ms. Osborn, and Ms. Ratcliffe

Members Absent: Mr. Fitzgerald and Dr. Moore

Airport Staff: Ms. Bolden, Ms. Bruce, Ms. Daniels, Ms. Jones, Mr. Kulinsky, Mr. Lotz, Mr. Richenberger, 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 was requested for the Minutes of the July 2, 2025, Regular Airport Commission Meeting.

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

2. PROPERTIES

- A. Approval was requested for a Second Amendment to the Cargo Facility Lease Agreement with Majestic Terminal Services, Inc. d/b/a Primeflight Cargo, a wholly owned subsidiary of Primeflight Aviation Services, Inc. This Second Amendment extends the term of the original Cargo Facility Lease Agreement to new end on June 30, 2027.

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

- B. Approval was requested for a Cargo City Lease Agreement with Global Aviation Services, LLC, d/b/a Primeflight GSE, Maintenance. The term of the Cargo Lease

Agreement is three (3) years, beginning August 1, 2025 through July 31, 2028. Either party may terminate this Agreement without cause by giving thirty (30) days' notice.

A motion for approval was made by Alderman Cohn and seconded by Mr. Cantwell. The item was presented by Mr. Salarano. There being no questions or discussion, a voice vote was taken and the motion was carried unanimously.

- C. Approval was requested for a Ground Transportation Use Agreement with Peer-to-Peer Car Sharing Turo, Inc. The term of this Use Agreement is one year. The Agreement commences September 1, 2025 and shall end August 31, 2026. Either party may cancel this Use Agreement upon thirty (30) days' notice.

A motion for approval was made by Mr. Cantwell and seconded by Ms. Fowler. Mr. Salarano presented the item. Mr. Lents recused himself from the discussion and abstained from the vote. Commissioner Clarke asked how the airport would enforce the restrictions in the agreement. Mr. Salarano answered that the Airport will have the right to audit Turo records and will depend on Turo to work with owners to ensure that they comply with the terms of the agreement. Commissioner Clarke then asked if the Airport knows how many cars will be rented pursuant to this agreement. Mr. Salarano answered hopefully quite a lot from a revenue perspective. Chair Hamm-Niebruegge noted that part of the reason this agreement only lasts one year is so that the airport can learn more about this service and evaluate its utility to the airport. Commissioner Fowler asked whether Terminals 1 and 2 were excluded from parking provisions. Mr. Salarano explained that parking exclusions apply to the Terminal 1 and Terminal 2 garages, as well as Lots A and E. Alderman Cohn recommended that Exhibit A be revised to mark the shuttle pickup locations. There being no more discussion a voice vote was taken, motion carried with Mr. Lents abstaining.

- D. Approval was requested for a Second Amendment to the Property Permit with U. S. Army Corps of Engineers. The term of this Second Amendment is three (3) years beginning November 1, 2025 and ending October 31, 2028.

A motion for approval was made by Alderman Cohn and seconded by Mr. Cantwell. The item was presented by Mr. Salarano. There being no questions or discussion, a voice vote was taken and the motion was carried unanimously.

- E. Approval was requested for a Second Amendment to the Right of Entry Agreement with U.S. Army Corps of Engineers, St. Louis District. This Second Amendment extends the term of the Right of Entry Agreement for three (3) years beginning November 1, 2025 and ending October 31, 2028.

A motion for approval was made by Mr. Lents and seconded by Alderman Cohn. The item was presented by Mr. Salarano. There being no questions or discussion the motion was carried unanimously.

3. PRE-REVIEW ITEM

- A. Preview and discussion of the proposed rules for the governance of the commission required pursuant to Ordinance 71994. The proposed rules would govern how commission business is conducted, the conduct of commissioners on the commission, the time and place of commission meeting, and the process by which commissioners can

request items be added to the commission agenda.

The pre-review item was presented by Mr. Strong. Judge Clarke (Ret) asked what rules were in place now. Ms. Hamm-Niebruegge explained that these rules are intended to codify what is currently commission practice, and add formality where required by the new ordinance. Ms. Yoffie added that these rules are also intended to comply with Title 18. Mr. Lents asked if the attendance rule is self-executing. Ms. Yoffie explained that the rules outline the removal process in Section 4, which includes written notice and charges issued by the city. Alderman Cohn suggested noting if members join the meeting late and further suggested adding a procedure to note those who arrive late at the end of the meeting and include a list of those commissioners who were excused from attendance. He also asked for clarification on the Conflict-of-Interest Rule, regarding whether a conflict of interest should bar a commissioner from discussing the item on which they have a conflict, not just voting on it. Ms. Yoffie stated the proposed rule would bar a commissioner from discussing an item on which they had a conflict, which is in line with the model rules put out by the City Counselor's office and best practices. President Green commented on the purpose behind the ordinance, which requires the creation of these rules. It is intended to standardize meetings across the city. Comptroller Baringer asked whether Robert's Rules against anonymous voting prevented roll call votes by Zoom. Ms. Yoffie clarified that the city allows roll call voting by Zoom, and so the City's practice trumps Robert's Rules on this question.

4. OTHER BUSINESS

- A. Memorandum Listing Service Agreements equal to or less than \$10,000 executed within the last twelve (12) months (No action required; no applicable service agreements have been executed within the last twelve (12) months).
- B. Memorandum listing Film/Photography Permits executed within the last twelve (12) months (No action required; no Film/Photography Permits have been executed within the last twelve (12) months).

Congratulations to Commissioner Jacobs on his reappointment. The Airport is still about 5% off of its traffic numbers from last year, but June saw strong local traffic at the airport. July traffic was strong, but we do not have official numbers yet. Lufthansa continues to outperform the past two years. Mr. Kling asked about whether new aircraft were available to expand Lufthansa flights. Ms. Hamm-Niebruegge responded that no confirmation has been received for expanded service but deliveries of a new 787 may help strengthen the case. Mr. Kling encouraged everyone to mark their calendars for the *Art of Travel* event, scheduled for October 16, 2025. Ms. Hamm-Niebruegge noted this will be the final time the event is held on the B Concourse.

5. NEXT MEETING

Wednesday September 2, 2025

6. ADJOURNMENT

A motion to adjourn was made by Alderman Cohn and seconded by Mr. Cantwell. A voice vote was taken and the motion carried unanimously. The meeting adjourned at 2:39pm.

The foregoing was approved by the Airport Commission at its Regular Meeting held September 3, 2025.



Rhonda Hamm-Niebruegge
Chairperson