

## AIRPORT COMMISSION

### MINUTES

**Wednesday, December 3, 2025  
Lindbergh Conference Room  
In Person and Via Teleconference**

Members Present: Mr. Bales, Comptroller Baringer, Alderman Cohn, Ms. Fowler, Chairperson Hamm-Niebruegge, Mr. Lents, Dr. Moore, Ms. Osborn, and Mr. Ryan

Via Teleconference: Mr. Bowman, Mr. Cantwell, Judge Clarke (Ret.), Mr. Fitzgerald, President. Green, Mr. Jacobs, Mr. Kling, and Ms. Ratcliffe

Airport Staff: Ms. Bolden, Mr. Beckmann, Ms. Bruce, Ms. Jones, Mr. Kulinsky, Mr. Lotz, Ms. Lyles-Wiggins, Ms. McGhee, Mr. Moore, Mr. Olson, Mr. Richenberger, Ms. Ruth, Mr. Salarano and Mr. Strong

Legal Department: Mr. Chavarria, Mr. Henderson, and Mr. Brito

The meeting was called to order at 2:01pm.

#### **1. INTRODUCTION**

Chairperson Hamm-Niebruegge introduced the newest Commissioner, Mr. Ryan, noting that this was his first meeting.

#### **2. EMPLOYEE OF THE QUARTER**

A. Employee of the Quarter 3 (July-September)

- i. Chiquita Perry (Airport Police Department)
- ii. Lakita Haynes (Human Resources Department)

#### **3. MINUTES**

A. Approval was requested for the minutes of the November 5, 2025 regular Airport Commission meeting.

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

B. Approval was requested for the minutes of the November 5, 2025 Closed Session Airport Commission meeting.

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

#### **4. OPERATIONS**

- A. Approval was requested for an Agreement with Passur Aerospace, Inc. to provide aircraft and vehicle surveillance and maintenance services for the Airport. The term of this Agreement is for three (3) years. The term will begin on January 1, 2026 and will end on December 31, 2028. The Not-To-Exceed amount will be \$750,000.

A motion for approval was made by Ms. Fowler and seconded by Alderman Cohn. Mr. Kulinsky presented the item.

There being no questions, a voice vote was taken and the motion was carried unanimously.

#### **5. PLANNING**

- A. Approval was requested for an Agreement with Casper Airport Solutions, Inc. to provide Noise and Operations Monitoring System Services for the Airport. The term of this agreement is three (3) years, beginning January 1, 2026 and ending December 31, 2028. The Not-To-Exceed amount is \$381,172.

A motion for approval was made by Alderman Cohn and seconded by Dr. Moore. Mr. Beckman presented the item, and Mr. Moore provided supplemental information. Ms. Fowler asked why Casper was chosen for this agreement over Passur. Although Passur holds the current contract and also submitted a proposal for this service, Mr. Moore stated that Casper's response to the RFP included more modern, user friendly systems. Mr. Moore added that Casper is widely used at major U. S. airports, include Orlando (MCO) and Dallas (DFW), as well as European airports, and offers a more cost-effective service compared to the existing agreement. Ms. Fowler followed by asking whether the noise monitoring and vehicle trafficking systems are run by different branches of the company. Chairperson Hamm-Niebruegge responded that they are different branches of the company and that, in this particular case, Casper Airport Solutions, Inc. has evolved into a separate division that specializes in surveillance rather than noise monitoring, while Passur Aerospace, Inc. is utilized for transponder tracking. Chairperson Hamm-Niebruegge then invited Mr. Kulinsky to provide additional details that distinguished the two different services. Mr. Kulinsky clarified that the Passur's system is utilized for transponders and vehicle tracking at the Airport, and emphasized that Passur Aerospace, Inc. is well known in the industry for the services it has been contracted to provide to the Airport.

There being no further questions, a voice vote was taken and the motion was carried unanimously.

#### **6. PROPERTIES**

- A. Approval was requested for the First Amendment to the News and Gift Specialty Retail Concession Agreement with HG St. Louis JV (the "Amendment"). This Amendment will extend the current agreement term by five (5) years, to end January 31, 2031 and includes

provisions for a Redevelopment Plan Reinvestment.

A motion for approval was made by Alderman Cohn and seconded by Mr. Bales. Mr. Salarano presented the item.

There being no questions, a voice vote was taken. The motion was carried, with Mr. Cantwell in opposition.

- B. Approval was requested for the Second Amendment to the Electronics Retail Concession Agreement with HG St. Louis JV, II (the “Amendment”). This Second Amendment will extend the current agreement term by five (5) years, to end January 31, 2031, and includes provisions for adjustments to the Minimum Annual Guarantee.

A motion for approval was made by Alderman Cohn and seconded by Ms. Fowler. Mr. Salarano presented the item.

There being no questions, a voice vote was taken. The motion was carried, with Mr. Cantwell in opposition.

## **7. FINANCE**

- A. Approval was requested for a Draft Board Bill authorizing the transfer of \$13,727,769.00 from the Airport Debt Service Stabilization Fund (“DSSF”) to the Airport Revenue Fund to make funds available to mitigate rates in the Fiscal Year beginning July 1, 2025.

A motion for approval was made by Mr. Lents and seconded by Mr. Jacobs. Mr. Strong presented the item.

There being no questions, a voice vote was taken and the motion was carried unanimously.

## **8. OTHER BUSINESS**

Chairperson Hamm-Niebruegge reported that the TSA, CBP, and Air Traffic Control staff were grateful for the food donations supplied to all shifts due to the Commission’s donations. Chairperson Hamm-Niebruegge also highlighted the airport team’s effective response to the recent heavy snow event. She also reported that based on current forecasting the Airport was likely to have a cold snowy winter and so the team is preparing for those as part of the City-wide response.

TSA checkpoint activity during the Thanksgiving period was very strong, two of the days saw the largest number of travelers through the checkpoint since the Airport began tracking those statistics. The October and November numbers were also very strong. Due to the decrease in traffic at the beginning of the year, the Airport will likely finish behind last year’s record for passenger count but the traffic numbers projected through the end of the year are extremely strong. Commissioner Osborn requested that the Commissioners be emailed copies of the traffic numbers so that they can tell people how many travelers are actually using the Airport. Chairperson Hamm-Niebruegge agreed. The Airport is preparing for “green day,” which is the military access day on December 20, 2025; the Airport expects to have a lot of traffic and is always thrilled to assist our service members in their travels.

**9. NEXT MEETING**

Wednesday January 7, 2026

**10. ADJOURNMENT**

Chairperson Hamm-Niebruegge announced that Commissioner Mr. Bales joined the meeting after the initial roll call at 2:04 pm.

A motion to adjourn was made by Mr. Lents and seconded by Dr. Moore. A voice vote was taken and the motion carried unanimously. The meeting adjourned at 2:43pm.

**The foregoing was approved by the Airport Commission at its January 7, 2026 meeting.**

*Rhonda Hamm-Niebruegge*

Rhonda Hamm-Niebruegge

Date

Chairperson

Note: This document has been executed using Adobe Acrobat's certified digital signature feature. This method of execution is legally valid and enforceable under the ESIGN Act (15 U.S.C. §7001 et seq.) and the Uniform Electronic Transactions Act (UETA), as adopted in Missouri (RsMo 432.230 et seq.). The digitally certified signature also maintains the document in its native text format and ensures full ADA accessibility compliance for public records.