ST. LOUIS LAMBERT INTERNATIONAL AIRPORT

AIRPORT COMMISSION

MINUTES

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

Members Present:	Mr. Bales, Comptroller Baringer, Mr. Cantwell, Judge Clarke (Ret), Alderman Cohn, Mr. Fitzgerald, Ms. Fowler, Chairperson Hamm-Niebruegge, Mr. Lents, Dr. Moore, Ms. Osborn, and Ms. Ratcliffe,
Via Teleconference:	Mr. Bowman, Mr. Jacobs and Mr. Kling
Absent:	President Green, Mr. King
Airport Staff:	Ms. Bolden, Mr. Beckmann, Ms. Bruce, Ms. Jones, Mr. Kulinsky, Mr. Lotz, Ms. Lyles-Wiggins, Mr. Richenberger, Ms. McGhee, Mr. Olson, Ms. Ruth, Mr. Salarano and Mr. Strong
Legal Department:	Mr. Chavarria, Mr. Henderson and Ms. Yoffie

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

1. MINUTES

A. Approval was requested for the minutes of the October 1, 2025 regular Airport Commission meeting.

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

2. OPERATIONS

A. Approval was requested for an Agreement with VIP Distributing Company to provide fleet maintenance and auto body 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 $1,570,000.

A motion for approval was made by Ms. Fowler and seconded by Ms. Ratcliffe. Mr. Kulinsky presented the item. Judge Clarke (Ret) asked why the Airport chose to change contractors. Mr. Kulinsky answered that the bid is put out every three years and VIP Distributing Company were the ones awarded because they had the lowest best bid. There being no other questions, a voice vote was taken and the motion was carried unanimously.

3. PROPERTIES

A. Approval was requested for a Second Amendment to the Wi-Fi and Distributed Antenna System Operating Agreement with Concourse Communications, LLC D/B/A as Boingo ("Second Amendment"). This Second Amendment will extend the term to December 31, 2026, and adds two option terms, the first extending the agreement to the December 31, 2027, and the second option term extending the agreement to March 31, 2031.

A motion for approval was made by Mr. Fitzgerald and seconded by Mr. Lents. Mr. Salarano presented the item. Mr. Fitzgerald asked who owns the equipment. Mr. Salarano answered that in the agreement the title belongs to the city, but this does not include the equipment in the "DAS Hotel", which belongs to the cellphone carriers. He then further explained that the DAS hotel is what the staff informally call the rooms where the Distributed Antenna System (DAS) electronic equipment is located. Ms. Ratcliffe asked if the original DAS was installed by Boingo at their sole expense. Mr. Salarano answered that it was. Ms. Ratcliffe asked to clarify that this agreement does not give any right to Boingo to operate these services in the new terminal. Mr. Salarano answered that this agreement only covers expansion within the transitional terminal space prior to the completion of the consolidated terminal, it requires relocation within the existing terminal and the newly reopened concourses at Boingo's expense. Mr. Cantwell asked who will cover expenses if the work exceeds $1.2M. Mr. Salarano answered that Boingo is only committed to spend up to $1.2 million, which is based on the Airport's best estimate of the cost of the work plus a contingency. If the cost for the work exceeds that level the Airport would either pay for the overage or reduce the scope. There being no further discussion, a voice vote was taken and the motion carried unanimously.

4. RESOLUTIONS

A. Approval was requested for a Resolution accepting donations to the Airport's Special Art Fund from the 2025 "Art of Travel" fundraiser, pursuant to Section 18.16.040 "Gifts to Airport" of the St. Louis City Revised Code. The 2025 gala raised $216,746.

A motion for approval was made by Mr. Lents and seconded by Mr. Cohn. Mr. Lotz presented the item. Mr. Lents asked what the current balance in the account is. Chairperson Hamm-Niebruegge said that the account is just shy of $880,000. Mr. Kling asked if the $880,000 is the balance before the inclusion of the 2025 Art of Travel funds. Chairperson Hamm-Niebruegge clarified that the funds have been included, but some bills from the event are still pending payment. There being no further discussion, a voice vote was taken and the motion carried unanimously.

5. PRE-REVIEW ITEMS

A. Pre-review and discussion of a proposed First Amendment to the News and Gifts Specialty Retail Concession Agreement with HG St. Louis JC (the "Amendment"). This Amendment would extend the current agreement term by five (5) years, to end January 31, 2031 and includes provisions for a Redevelopment Plan Reinvestment.

B. Pre-review of a proposed Second Amendment to the Electronics Retail Concession Agreement with HG St. Louis JV, II (the "Amendment"). This Second Amendment would extend the current agreement term by five (5) years, to end January 31, 2031, and includes

provisions for adjustments to the Minimum Annual Guarantee.

Mr. Salarano present both proposed items concurrently. Ms. Osborn asked who the principals are of Final Phase Marketing, OHM Concession, and Newburns Management Group. Mr. Salarano said Newburns Management Group is run by Winston Burns, the principal at OHM Group is Milan Patel, and the principals at Final Phase Marketing are Cliff and Sharilyn Franklin. Ms. Fowler asked if there would be a new RFP for these concessions when the new terminal is built. Mr. Salarano state there would be. Mr. Fitzgerald asked whether the airport was confident that five years would be enough time to build the new terminal, and what contingencies the airport has considered if the terminal isn't ready to open in five years. Chairperson Hamm-Niebruegge answered that the Airport is being consistent in contract extensions to ensure fairness and using the proposed timeline for all contracts. Mr. Cantwell asked when the original expiration date of these contracts would have been. Mr. Salarano answered that the agreements currently end in January 2026. Mr. Lents asked if the existing contracts had been in effect for 15 years, which Mr. Salarano confirmed. Alderman Cohn asked if there was an RFP put out for these contracts, and Chairperson Hamm-Niebruegge clarified that since these items are proposed amendments with term extensions, there was no RFP. Mr. Cantwell expressed concerns about extending concession contracts for longstanding partnerships instead of putting out RFPs in order to test the market. He requested a list of all the current concessions contracts and their expiration dates. Chairperson Hamm-Niebruegge agreed to have staff put together the list of concession agreements for the Commissioners.

6. OTHER BUSINESS

A. Executive session

The Commission moved to hold an Executive Session pursuant to the Revised Statues of Missouri Section 610.021, subsection (1), to discuss certain legal matters and to allow the Commission to engage in confidential and privileged communications with its attorneys.

A motion to close the meeting was made by Mr. Bales and seconded by Alderman Cohn. A roll call vote was taken on the motion, and it carried 14 votes in favor, zero votes against. A true and accurate record of the roll call vote is attached hereto as Attachment 1.

The Chairperson asked that all present or via teleconference exit the meeting, with the exception of Commission members, and authorized Airport staff. She stated that the regular Commission meeting would reconvene immediately following the conclusion of the Executive Session. After the general public departed, the Airport Commission met in Executive Session beginning at 2:35 pm.

At 3:57 pm, the Executive Session concluded, the public was invited to return, and the regular Airport Commission meeting reconvened.

B. Director's Announcements

The Federal employees have been coming to work despite the government shutdown. The Federal employees who have continued to show up without pay are the reason that Lambert has not yet seen significant delays or flight cancellations. Ms. Ratcliffe asked how many employees have been affected by the shutdown. Chairperson Hamm-Niebruegge said to the

best of her knowledge approximately 400 employees make up groups of TSA, CBP and Air Traffic Controllers. Ms. Ratcliffe asked if there is anything that they could do for them. Chairperson Hamm-Niebruegge said that, as they are Federal employees, the workers cannot accept cash support, but the airlines and the Chaplain have come forward to give them food and other support. Ms. Ratcliffe inquired if there is a way for the Commission to get messaging out to the general public to be kind to the TSA employees, who have a more public-facing role than the FAA tower employees, and Chairperson Hamm-Niebruegge agreed to look into some options. Ms. Ratcliffe asked if they could take a collection to give them something. Chairperson Hamm-Niebruegge said that using Airport funds would constitute revenue diversion, but that Commissioners could donate for themselves if so desired.

This is Justin King's last month as a Commissioner. Commissioner King has been a valued member of this Commission and the Airport is very grateful for his service.

Spirit Airlines filed for bankruptcy and recently announced they will end service from the Airport in January, 2026. The Airport is disappointed to see a carrier go, but Chairperson Hamm-Niebruegge acknowledged that Spirit was down to only serving one market out of St. Louis. The Airport is currently serving 76 markets from St. Louis but that number will change in late Spring as we lose 5 short haul markets on Southwest. However the new flight operated by British Airways to London Heathrow Airport (LHR) will be added, and Alaska Airlines is adding Portland. With the growth of the Lufthansa flight to 5 times per week, along with the 4 British Airways flights, which have quite a few more seats, the number of available seats is a minimal loss across all carriers and markets..

According to news reports the Louisville UPS airplane crash death toll has risen to 9. The Airport has sent condolences to our colleagues at that airport.

Chairperson Hamm-Niebruegge will be retiring in August 2026. The City will engage a search firm in order to find a replacement. The City will also be working with Greater St Louis, INC to find a replacement.

7. NEXT MEETING

Wednesday December 3, 2025

8. ADJOURNMENT

Chairperson Hamm-Niebruegge announced that Commissioner Bowman and Alderman Cohn joined the meeting after the initial roll call.

A motion to adjourn was made by Chairperson Hamm-Niebruegge and seconded by Alderman Cohn. A voice vote was taken and the motion carried unanimously. The meeting adjourned at 4:15pm.

The foregoing was approved by the Airport Commission at its December 3, 2025 meeting.

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Rhonda Hamm-Niebruegge Date
Chairperson