



AIRPORT COMMISSION

Minutes

Wednesday, June 3, 2026

Lindbergh Conference Room

Members Present: Mr. Bales, Comptroller Baringer, Mr. Cantwell, Judge Clarke (Ret), Alderperson Cohn, Chairperson Hamm-Niebruegge, Dr. Moore, Mr. Ryan, and Mr. Schartner

Via Teleconference: Ms. Fowler, Mr. Jacobs, Mr. Kling, and Ms. Orwick

Airport Staff: Ms. Cummings, Mr. Lotz, Mr. Christians, Mr. Barry, Ms. Jones, Mr. Kulinsky, Mr. Jungk, Chief Richenberger, Ms. Ruth, Mr. Salarano, Mr. Strong, Mr. Cleveland, and Mr. Flake, and Ms. Lyles-Wiggins

Legal Department: Mr. Henderson, Mr. Rojo, Mr. Willis, Ms. Yoffie, and Ms. McKenna

The meeting was called to order at 2:00 pm

1. MINUTES

- A. Approval was requested for the Minutes of the May 6, 2026 Regular Airport Commission Meeting.

A motion for approval was made by Commissioner Cantwell and seconded by Commissioner Bales. There being no further discussion, a voice vote was taken and the motion carried unanimously.

2. FINANCE AND ACCOUNTING

- A. Approval was requested for an Agreement with Unison Consulting, Inc. for the Airport Business Services. The term of this agreement is for three (3) years beginning on July 1, 2026 and ending on June 30, 2029. The total Contract Not-To-Exceed amount is

\$1,394,000. A motion for approval was made by Commissioner Cantwell and seconded by Commissioner Bales. This item was presented by Rodger Jungk.

Comptroller Baringer requested clarification regarding what kind of consulting Unison does for the airport. Chairperson Hamm-Niebruegge explained that they help with financial modeling and cost modeling for the airport and the airlines, in particular with Passenger Facility Charge (PFC) applications. These applications are highly detailed. Unison also assists the Airport with financial modeling in support of AUA negotiations.

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

3. OPERATIONS

- A. Approval was requested for an agreement with Diverse Facility Solutions for Terminal Cleaning Services. The term of this agreement is three (3) years. The term will begin on July 1, 2026 and end on June 30, 2029. The not-to-exceed amount of this agreement is \$44,820,000.00 A motion for approval was made by Commissioner Ryan and seconded by Commissioner Bales. Dave Kulinsky presented this item.

Commissioner Ryan asked, given the significant price increase, if the scope of the agreement has changed. Mr. Kulinsky confirmed that the this contract scope has increased. Specifically, Diverse Facility Solutions (DFS) will clean all areas except for tenant space, resulting in an increase in overall square footage. The contract is also now required to acquire, provide, and maintain all supplies, and will utilize autonomous cleaning equipment. Chairperson Hamm-Niebruegge notes that housekeeping was previously in-house until a state audit in 2009 determined that housekeeping was not considered Civil Service and should eventually be contracted out. Mr. Kulinsky also explained that DFS will now provide all equipment and cleaning supplies. The only thing the airport will be responsible for providing is paper towels and toilet paper. These changes equate to an approximate scope increase of 10%.

Commissioner Jacobs asked if DFS will be reaching out to Service Employees International Union (SEIU). Mr. Kulinsky stated that he believes that talks between DFS and SEIU are currently taking place and that pursuant to the contract current employees will be largely retained.

There being no further discussion, a voice vote was taken an the motion carried unanimously.

4. PROPERTIES

- A. Approval was requested for a Land Lease with Trico Properties and Investments, LLC (AL-473). The term of this agreement is three (3) years. The term will begin on July 1, 2026 and end on June 30, 2029. Either party may terminate this agreement without cause by giving thirty (30) days notice. A motion for approval was made by Commissioner Clarke and seconded by Commissioner Moore. This item was presented by Rob Salarano.

Commissioner Bales asked if the airport had assessed our rent charges to determine whether they reflected fair market value for this property. Mr. Salarano noted that the the airport is increasing rent by 4%, and is confident based on the limited commercial appeal for this specific property that this rate is at market.

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

- B. Approval was requested for a Space Permit with L3 Harris (AL-480). The term of this agreement is three (3) years. The term will begin on August 1, 2026 and end on July 31, 2029. Either party may terminate this agreement without cause by giving thirty (30) days notice. This item was presented by Rob Salarano.

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

- C. Approval was requested with Boeing for an Operating Agreement with Boeing/November Pad (AL-475). The term of this agreement is three (3) years. The term will begin on July 1, 2026 and end on June 30, 2029. Either party may terminate this agreement without cause by giving one hundred twenty (120) days notice. A motion for approval was made by Commissioner Moore and seconded by Commissioner Bales. This item was presented by Rob Salarano.

Commissioner Bales commented that he is pleased to see that the November Pad is driving revenue.

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

5. OTHER BUSINESS

A. Director's Update

Chairperson Hamm-Niebruegge updated the Commission about a recent Press Conference at the Airport for a \$30 Million grant awarded by the FAA – Central Region. The Press Conference was well attended by Senator Eric Schmidt, Congressman Wesley Bell, Dan Edwards of the FAA, Mayor Cara Spencer, a fair number of Commissioners, and the business community.

April numbers reflect strong local numbers, but a drop in connection flight passengers due to the loss of five (5) markets.

The Bosnian Soccer Team arrived in St. Louis on a Lufthansa flight for the World Cup. Due to the large Bosnian population in St. Louis, it was quite an event. The players posed for pictures with fans and signed autographs on the T-Shirts worn by the fans. There is an exhibition match this weekend Bosnia v Panama.

6. NEXT MEETING

Wednesday, July 1, 2026

7. ADJOURNMENT

A motion for adjournment was made by Commissioner Clarke and seconded by Commissioner Bales. There being no discussion a voice vote was taken and the motion passed unanimously.

The meeting was adjourned at 2:27pm.

The foregoing was approved by the Airport Commission at its July 1, 2026 Meeting.

Rhonda Hamm-Niebruegge
Rhonda Hamm-Niebruegge (Jul 6, 2026 14:50:07 CDT)

Rhonda Hamm-Niebruegge
Chairperson

Date

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STL Airport Letterhead_Director_RHN-2018

Final Audit Report

2026-07-06

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